



PROCTORS

ESTATE AGENTS

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37 St. Martins Drive, Blackburn, BB2 5HU

"Offers Over" £225,000

A spacious modern semi-detached house in this much sought after residential area of Feniscowles. The property has been extended and provides 4/5 bedrooms (one on the ground floor). There is a lounge, dining room, fully fitted breakfast kitchen and also a three piece family bathroom. It has gas central heating and PVC double glazing. There are garden areas to the front and rear and a driveway to the front. This is an ideal family sized property offering versatile accommodation and could be of interest to home workers.



37 St. Martins Drive, Blackburn

TENURE

To be confirmed

ACCOMMODATION

LOUNGE

15' 3" x 13' 6" (4.65m x 4.11m) (overall) Double radiator, PVC double glazed bay window, open to;

DINING ROOM

10' 4" x 7' 10" (3.15m x 2.39m) PVC double glazed window, radiator

FULLY FITTED BREAKFAST KITCHEN

14' 7" x 10' 4" (4.44m x 3.15m) Wall and floor units including drawers, built in double oven, hob, extractor, stainless steel sink drainer unit, gas fired central heating boiler unit, PVC double glazed window and door

STUDY / (5TH BEDROOM)

13' 9" x 6' 6" (4.19m x 1.98m)

FIRST FLOOR LANDING

BEDROOM 1

12' 7" x 8' 2" (3.84m x 2.49m) Radiator, PVC double glazed window, built in wardrobe

BEDROOM 2

9' 4" x 8' 11" (2.84m x 2.72m) Radiator, PVC double glazed window, built in wardrobe

BEDROOM 3

20' 1" x 6' 6" (6.12m x 1.98m) 2 PVC double glazed windows, double radiator

BEDROOM 4

9' 5" x 6' 9" (2.87m x 2.06m) PVC double glazed window, radiator

THREE PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, PVC double glazed window, radiator

OUTSIDE

Gardens to the front and rear, driveway to the front



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	74c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

37 St. Martins Drive, Blackburn

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

VIRTUAL STAGING DISCLAIMER

Please note that this property has been virtually staged on some of the photos. The furnishings and décor shown are for illustrative purposes only.



Proctors Darwen

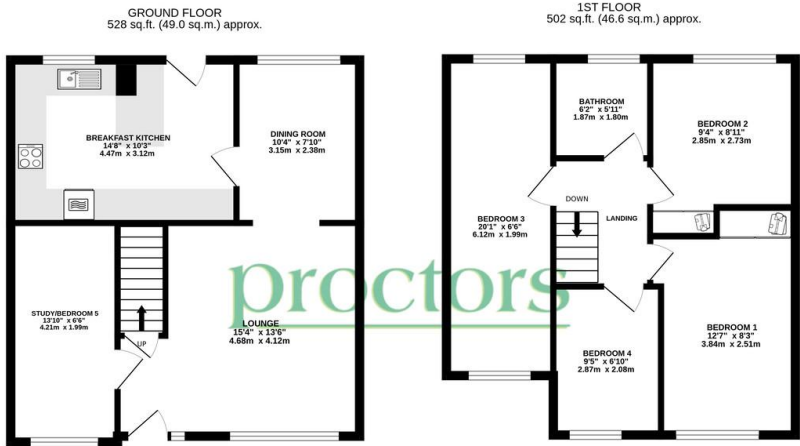
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37 ST. MARTINS DRIVE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		