



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



## 20 Williams Drive, Blackburn

£138,500

An attractive, modern semi-detached house enjoying a quiet cul-de-sac location, in this convenient residential area close to Royal Blackburn Hospital, Beehive Business Park and Junctions 4&5 of the M65. The property is ideal for a first time buyer providing contemporarily living accommodation with a spacious lounge leading to an enclosed rear garden, a separate fully fitted kitchen, two bedrooms (one with fitted wardrobes) and an attractive three-piece bathroom with shower. Gas central heating and PVC double-glazing are both installed. Externally there are gardens to the front and rear with off road parking for two vehicles to the front. Viewing is recommended.

### TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.





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ACCOMMODATION

ENTRANCE HALL

Radiator, fitted storage cupboard, laminate flooring

KITCHEN

8' 4" x 7' 11" (2.54m x 2.41m) Wall and floor units including drawers, built in oven, hob, single drainer sink unit, extractor, PVC double-glazed window, gas fired central heating boiler unit, plumbed for automatic washing machine.

LOUNGE

15' 6" x 11' 9" (4.72m x 3.58m) PVC double-glazed French doors (leading to the rear garden), open staircase, laminate flooring, radiator.

FIRST FLOOR

Landing, spindled balustrade.

BEDROOM 1

12' 1" x 9' 9" (3.68m x 2.97m) Fitted wardrobes, PVC double-glazed window, radiator, loft access.

BEDROOM 2

12' 1" x 5' 8" (3.68m x 1.73m) PVC double-glazed window, radiator, laminate flooring.

THREE-PIECE BATHROOM

Panelled bath with shower and screen, wash hand basin, W/C, PVC double-glazed window, chrome radiator/towel rail, panelled ceiling with spot-lighting, storage cupboard.

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.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band B  
Blackburn with Darwen Borough Council  
TBC

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.

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