



PROCTORS

ESTATE AGENTS

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26 Kingsley Close, Blackburn, BB2 5FB

"Offers Over" £395,000

A rare opportunity to acquire an excellent modern detached house, boasting a magnificent water frontage on the banks of Leeds and Liverpool canal at Feniscowles. The property enjoys a superb setting with a fabulous rear garden with decking onto a private mooring. It is situated in this popular residential cul-de-sac convenient for all surrounding towns and the motorway network with J3 of M65 within approx 2 miles. The family accommodation has been extended and enjoys a superb open fully fitted breakfast kitchen which opens up to a sun lounge overlooking the garden. There is a front lounge, cloakroom, 4 bedrooms, a family bathroom, gas central heating and PVC double glazing (including bi folding doors to rear). There is a large block paved driveway to the front and a split garage which includes a utility room. Viewing is essential to fully appreciate this home.



26 Kingsley Close, Blackburn

TENURE

We are advised by the vendor that the property is Leasehold, £99 p.a. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL

PVC double glazed window, radiator, wood flooring, open staircase with spindled balustrade, cupboard under stairs, door to garage

TWO-PIECE CLOAKROOM

Wash basin, WC

LOUNGE

10' 3" x 18' 9" (3.12m x 5.72m) into PVC double glazed square bay window, modern fireplace, double radiator

SUPERB OPEN PLAN FULLY FITTED KITCHEN

25' 2" x 10' 9" (7.67m x 3.28m) Full range of wall and floor units including drawers, neff appliances including double oven, hob, extractor, tall fridge, island with adjoining breakfast bar with island sink with mixer tap, built in dishwasher, feature vertical radiator, PVC bi folding doors to rear garden, open to;

SUN ROOM

11' 4" x 10' 5" (3.45m x 3.18m) PVC double glazed windows and bi-folding doors, 2 velux double glazed windows, feature vertical radiator, wood flooring

FIRST FLOOR LANDING

Loft access, storage cupboard

BEDROOM 1

14' 1" x 11' 6" (4.29m x 3.51m) Fitted wardrobes, PVC double glazed window

EN SUITE SHOWER ROOM

Walk in shower, wash basin, WC, radiator/towel rail, PVC double glazed window

BEDROOM 2

8' 6" x 12' (2.59m x 3.66m) Fitted wardrobes, radiator, PVC double glazed window

BEDROOM 3

12' 7" x 11' 4" (3.84m x 3.45m) Radiator, 2 PVC double glazed windows, built in cupboard



Tenure	Leasehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	75

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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BEDROOM 4

10' 8" x 8' 7" (3.25m x 2.62m) Radiator, PVC double glazed window

FAMILY BATHROOM

Panelled bath with shower and screen, wash basin, WC, PVC double glazed window, fully tiled walls and floor

OUTSIDE

Superb rear garden, block paved patio, lawned, decking, adjoining garage, canal frontage on Leeds and Liverpool Canal, triple width driveway to the front with block paving

GARAGE

17' 4" x 8' 1" (5.28m x 2.46m) Divided to provide utility area including sink unit, gas fired central heating boiler unit, plumbed for washer

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.



Proctors Darwen

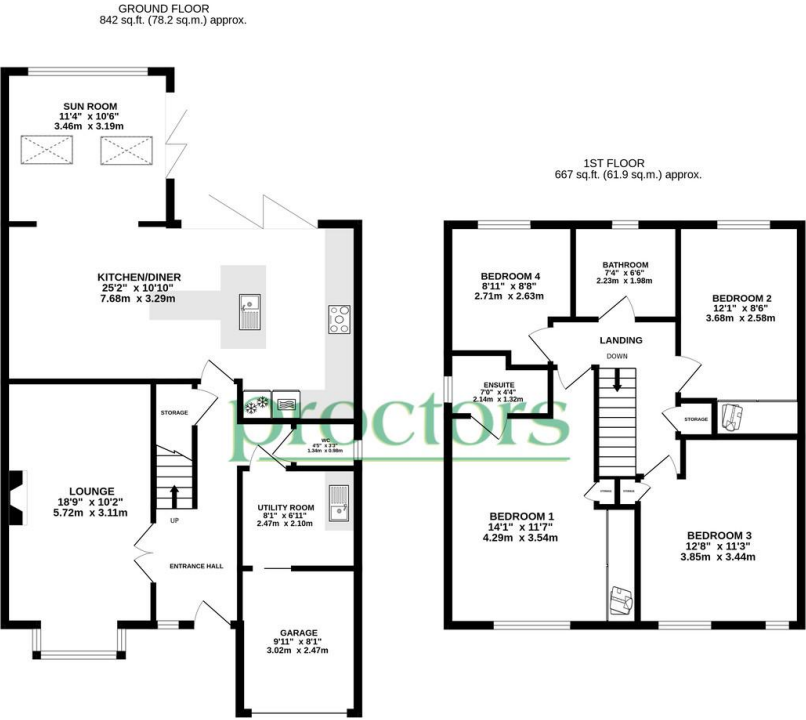
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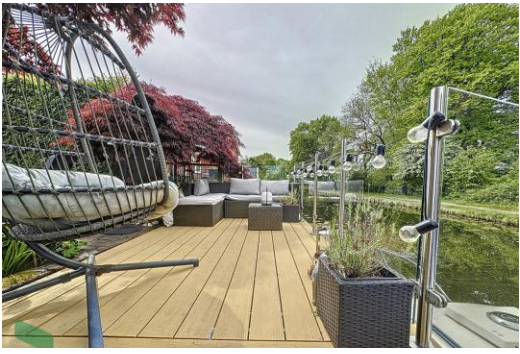


26 KINGSLEY CLOSE - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		