



# PROCTORS

ESTATE AGENTS

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**119 Beechwood Drive, Blackburn, BB2 5AX**

**£210,000**

A very attractive modern extended semi-detached true bungalow situated in this much sought after residential area at Feniscowles, convenient for local amenities including Tesco express on Livesey Branch Road and shops on Holly Tree Village. The property is within easy reach of all surrounding towns including the motorway network. The well-presented living accommodation has an open plan arrangement to include a spacious lounge and fully fitted kitchen. There are two bedrooms (one has been extended) and a three-piece shower room. It has gas central heating and PVC double glazing. Externally, there are low maintenance gardens to the front and rear with a long driveway to the side and a converted garage to the rear which is now a useful store. Internal inspection is highly recommended.



119 Beechwood Drive, Blackburn

TENURE

TBA

ACCOMMODATION

ENTRANCE HALL

Radiator

LOUNGE

18' 5" x 10' 5" (5.61m x 3.18m) PVC double glazing, 2 x radiators, spotlighting

FULLY FITTED KITCHEN

10' 2" x 7' 7" (3.1m x 2.31m) Wall & floor units including drawers, built in oven, microwave, hob, dishwasher, stainless steel single drainer sink unit, plumbed for washer, PVC double glazed window & door, spotlighting

THREE-PIECE SHOWER ROOM

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

BEDROOM ONE

21' x 8' 11" (6.4m x 2.72m) Radiator, PVC double glazed window

BEDROOM TWO

9' 2" x 9' (2.79m x 2.74m) Radiator, PVC double glazed French doors

OUTSIDE

Long driveway, low maintenance gardens to the front & rear, level driveway to the side, parking for several cars

GARAGE/STORE

To the rear

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	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	61

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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Proctors Blackburn

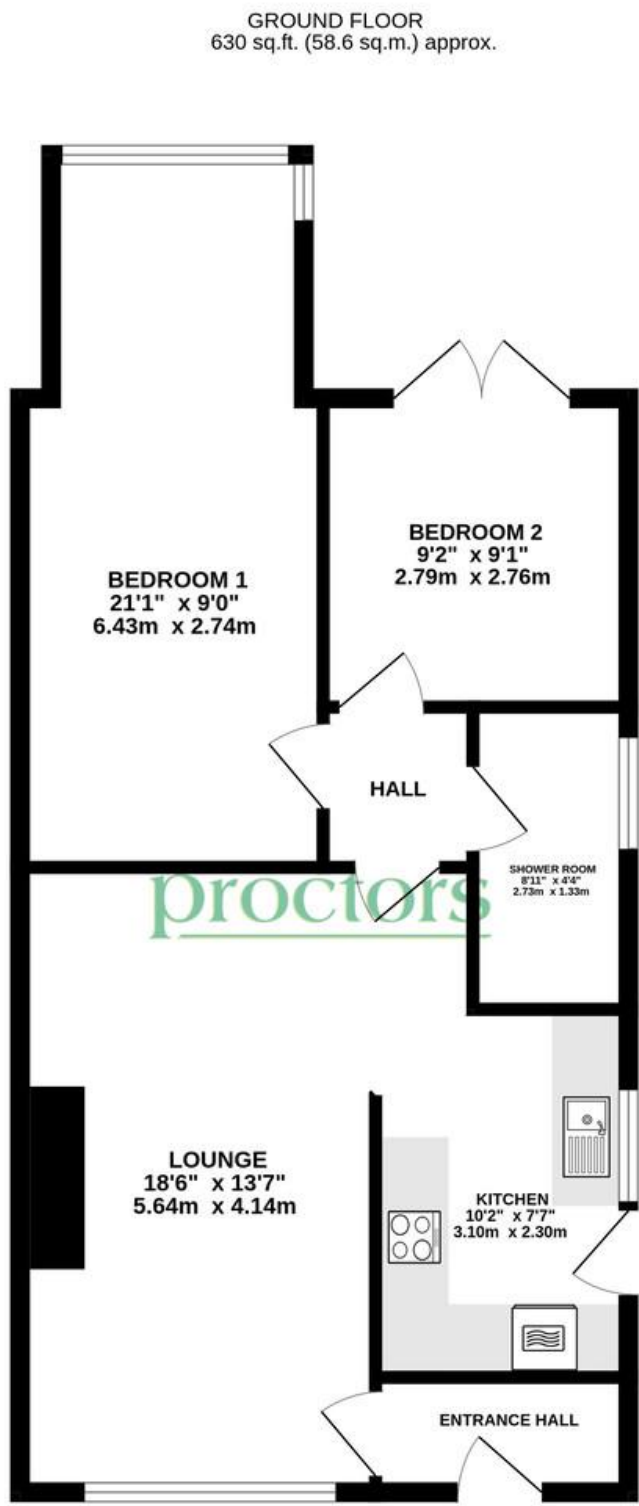
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119 BEECHWOOD DRIVE - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 630 sq.ft. (58.6 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		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
4-20	G		