



PROCTORS

ESTATE AGENTS

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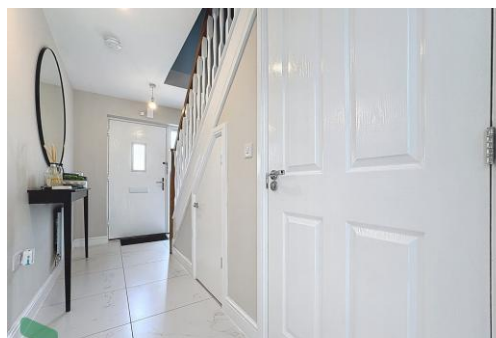
49 Sycamore Drive, Blackburn

£375,000

A very impressive modern detached house on this new residential development by Storey Houses off Gib Lane, on the fringe of open countryside and within easy reach of all surrounding towns and the motorway network. The well presented accommodation represents an ideal family house and has the benefit of 4 double bedrooms (one with en suite) and a family bathroom. The ground floor enjoys an attractive lounge with media wall, a two piece cloakroom and a superb open plan, fully fitted dining breakfast kitchen which has a full range of appliances and bi folding doors. The bi folding doors lead to a rear garden which is lawned and has a paved patio. There is a block paved driveway (with electric car charger) and an integral garage. Viewing is highly recommended.

TENURE

Freehold



49 Sycamore Drive, Blackburn

ACCOMMODATION

ENTRANCE HALL

Tiled floor, radiator, open staircase with cupboard underneath

TWO PIECE CLOAKS

Wash basin, WC, radiator, tiled floor

LOUNGE

14' 9" x 11' (4.5m x 3.35m) Feature wall (media) + living flame gas fire, radiator, PVC double glazing

OPEN PLAN FULLY FITTED DINING KITCHEN

27' 3" x 10' 4" (8.31m x 3.15m) Full range of fitted wall and floor units including drawers, 2 ovens, hob with extractor above, dishwasher, washer/dryer, fridge freezer, sink drainer bowel with 1/2 sink, tiled floor, spotlighting, breakfast bar, PVC double glazed windows and PVC double glazed bi folding doors, double radiator, storage cupboard

FIRST FLOOR LANDING

Radiator, storage cupboard

BEDROOM 1

15' 1" x 11' (4.6m x 3.35m) Fitted wardrobes, radiator

EN SUITE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, chrome radiator/towel rail, tiled walls and floor and spotlighting

BEDROOM 2

12' 6" x 10' 8" (3.81m x 3.25m) Radiator, PVC double glazed window

BEDROOM 3

14' 8" x 8' 3" (4.47m x 2.51m) Radiator, PVC double glazed window

BEDROOM 4

11' 2" x 8' 11" (3.4m x 2.72m) Radiator, PVC double glazed window

FAMILY BATHROOM

Panelled bath, walk in shower, wash basin, WC, tiled walls and floor, PVC double glazed window, spotlighting, chrome radiator/towel rail

OUTSIDE

Rear garden, lawned with paved patio, outside tap, double width driveway, block paved, electric charger, garage (16'10x8'1 with up and over door), gas fired central heating boiler unit.



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	85

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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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.



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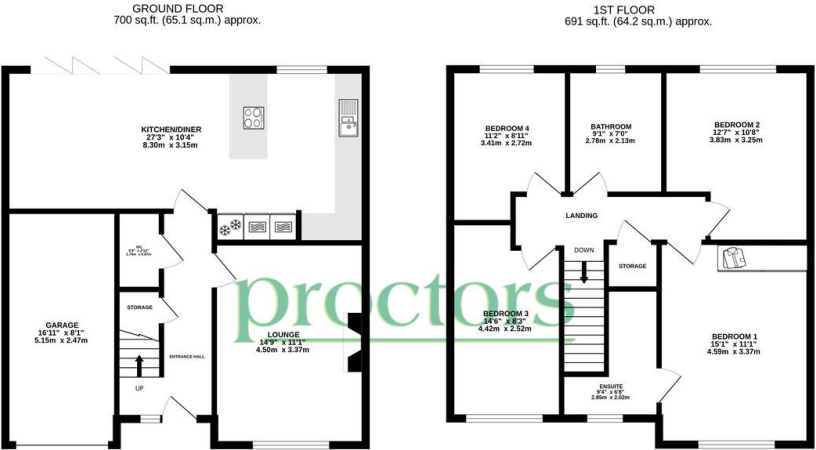
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49 SYCAMORE DRIVE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1392 sq.ft. (129.3 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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		