



PROCTORS

ESTATE AGENTS

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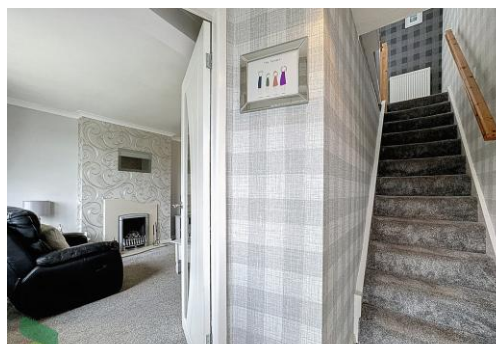
21 Beechwood Drive, Blackburn

Reduced to Offers over £205,000, Chain free!

A very attractive modern semi detached house situated in this popular and sought after residential area at Feniscowles, close to local amenities including St Bedes school and Tesco express on Livesey Branch Rd. The accommodation has the benefit of a through lounge with dining area, a separate fitted kitchen, 3 bedrooms and a fully tiled 3 piece bathroom. It has gas central heating and PVC double glazing. Externally there are impressive gardens to the front and rear which include paved patios, lawned areas and a wishing well. There is a driveway to the side and parking for several cars. Viewing is highly recommended.

TENURE

We are advised that the property is Freehold.



21 Beechwood Drive, Blackburn

ACCOMMODATION

ENTRANCE HALL

Radiator, PVC front door and window

THROUGH LOUNGE WITH DINING AREA

PVC double glazed window, gas fire in fire surround, cupboard under stairs, radiator

FITTED KITCHEN

9' 8" x 7' 6" (2.95m x 2.29m) Wall and floor units including drawers, plumbed for washer, built in fridge, freezer, stainless steel sink drainer unit, PVC double glazed window

CONSERVATORY

9' 9" x 7' 10" (2.97m x 2.39m) PVC double glazed windows and patio door

FIRST FLOOR LANDING

Radiator, loft access, PVC double glazed window

BEDROOM 1

12' 5" x 9' 11" (3.78m x 3.02m) Radiator, PVC double glazed window

BEDROOM 2

10' 10" x 7' 11" (3.3m x 2.41m) Radiator, PVC double glazed window

BEDROOM 3

7' 8" x 6' 11" (2.34m x 2.11m) Radiator, PVC double glazed window

THREE PIECE BATHROOM

Fully tiled walls and floor, panelled bath with shower, wash basin, WC, PVC double glazed window, boiler cupboard.

OUTSIDE

Attractive gardens front and rear, paved patios, driveway to side, wishing well, greenhouse

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	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	62

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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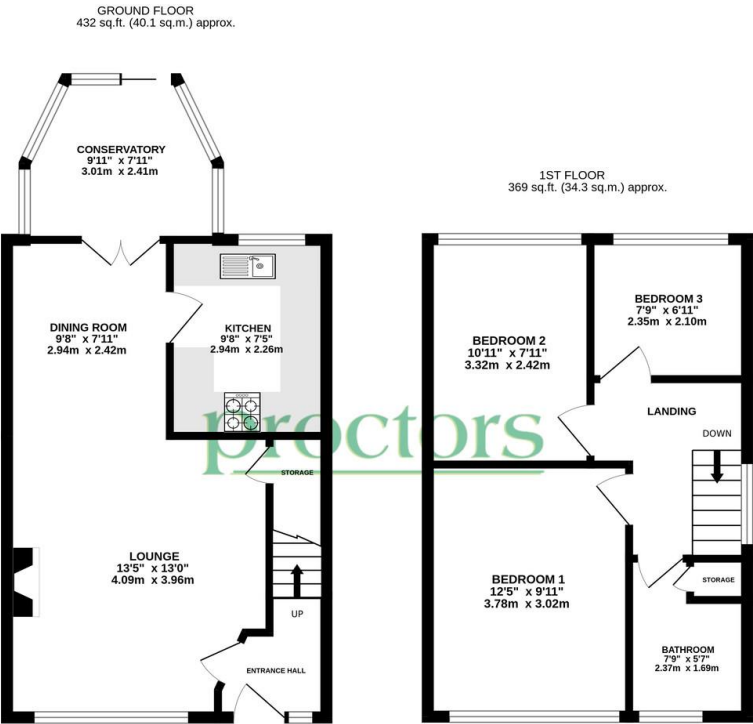
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21 BEECHWOOD DRIVE - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.
While 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 for 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		
55-68	D	62 D	74 C
39-54	E		
21-38	F		