



PROCTORS

ESTATE AGENTS

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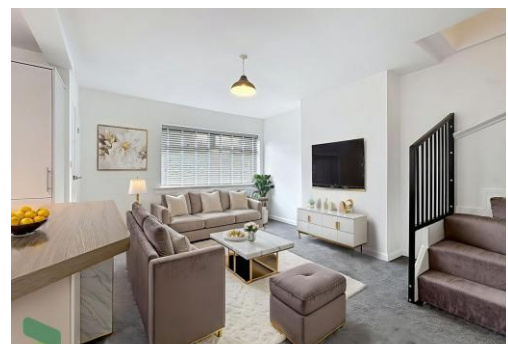
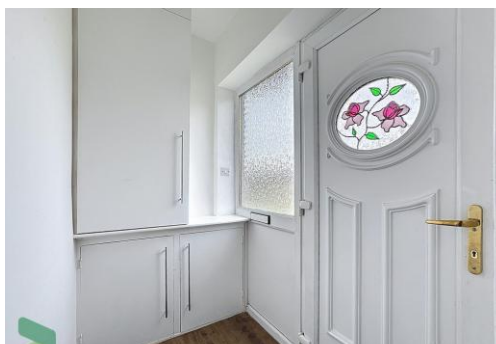
4 Horden View, Blackburn

£265,000

Four bedroom semi detached dormer bungalow situated in the ever popular Feniscowles area of Blackburn, close to all excellent local amenities and within easy reach of this M65 motorway. The accommodation briefly comprising entrance vestibule, lounge with open kitchen, two ground floor bedrooms, served by a three piece family bathroom. To the first floor there are two further bedrooms served by a three piece shower room. There is also an additional room which could be used as an office space or study. The property is complemented by PVC double glazing & gas central heating, with gardens to the front & rear. There is also a driveway leading to the single garage which provides off road parking. Early viewing is highly recommended.

TENURE

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



4 Horden View, Blackburn

from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

15' 5" x 12' 5" (4.7m x 3.78m) PVC double glazed window, 2 x radiator

OPEN KITCHEN

8' 2" x 6' 9" (2.49m x 2.06m) Wall & base mounted units, built in oven, hob, extractor fan, plumbed for washer, integrated fridge/freezer, stainless steel single drainer sink unit with mixer tap, PVC double glazed window & door

BEDROOM ONE

15' 0" x 9' 2" (4.57m x 2.79m) PVC double glazed French doors, radiator

BEDROOM TWO

9' 11" x 9' 2" (3.02m x 2.79m) PVC double glazed, radiator

THREE PIECE BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, heated towel rail, PVC double glazed window

STAIRS TO FIRST FLOOR

BEDROOM THREE

11' 7" x 9' 8" (3.53m x 2.95m) PVC double glazed window, radiator

BEDROOM FOUR

11' 6" x 8' 2" (3.51m x 2.49m) PVC double glazed window, radiator

OFFICE/STUDY

17' 3" x 7' 11" (5.26m x 2.41m) Measured to widest point, 2 x Velux windows, radiator

THREE PIECE SHOWER ROOM

Low level WC, wash hand basin set in vanity unit, double walk in shower cubicle, heated towel rail, Velux window

OUTSIDE

Gardens to front & rear, driveway leading to the single garage

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



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	66d

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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WORKING ORDER OR FIT FOR THEIR PURPOSE.

VIRTUAL STAGING DISCLAIMER

Please note that this property has been virtually staged on some of the photos. The furnishings and décor shown are for illustrative purposes only.



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