



PROCTORS
ESTATE AGENTS

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2 St Peters Close, Blackburn

£240,000

An attractive semi-detached true bungalow in this popular cul-de-sac in this sought after residential area of Salisbury. The property has been improved and provides well presented accommodation throughout. There are two bedrooms, a three-piece bathroom with shower, a large fully fitted kitchen. The garage has been converted to provide two additional rooms. Gas central heating and PVC double glazing are both installed. Externally there are low maintenance garden areas to the front and rear. Internal inspection recommended.

2 St Peters Close, Blackburn

LOCATION

From Blackburn town centre proceed out along Barbara Castle Way, turning left into Whalley New Road, at the roundabout turn right and continue still on Whalley New Road, turn left at traffic lights onto Ribchester Road, turn left onto Ryden Road, and left again onto St Peters Close.

TENURE

We have been advised that the property is freehold, £12 per annum

ACCOMMODATION

Entrance Hall

Lounge

12'1 x 14'10 Into PVC double glazed bay window, radiator, modern fire place (electric fire).

Bedroom 1

11'5 x 11' Radiator, PVC double glazed window.

Bedroom 2

9'10 x 8'5 Radiator, PVC double glazed window.

Dining Kitchen

10'6 x 10'4 Wall and floor units, built in oven, gas hob, extractor, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double glazed window and door, radiator, built in fridge/freezer.

Three-piece Bathroom

Panelled bath with shower over, wash basin, WC, PVC double glazed window, chrome radiator/towel rail, tiled floor, spotlighting.

Outside

Low maintenance gardens front and rear, driveway, 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 WORKING ORDER OR FIT FOR THEIR PURPOSE



Tenure	Leasehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	59

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 Darwen

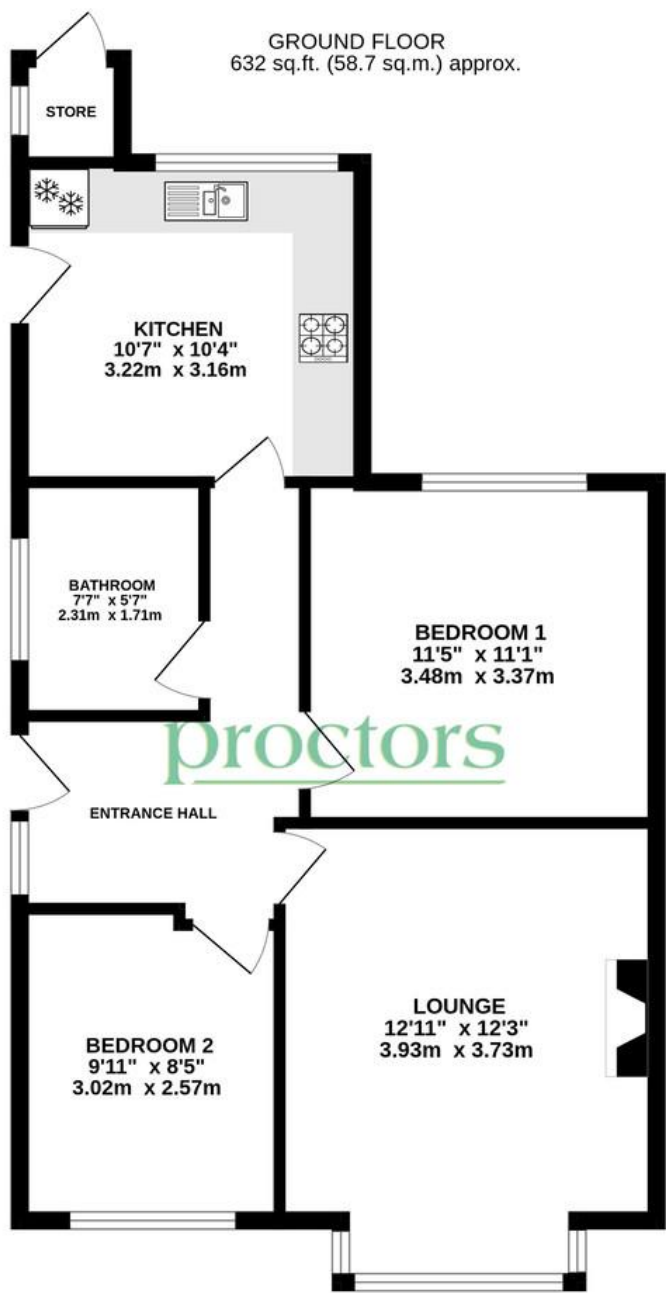
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2 ST. PETERS CLOSE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 632 sq.ft. (58.7 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		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		