



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



113 Buncer Lane, Blackburn, BB2 6SY

"Offers Over" £325,000

A very attractive, well maintained mature semi detached house in this much sought after residential area, adjacent to Witton Park enjoying open aspects to the front and views over Blackburn to the rear. Witton Park high school is a short walk and other schools such as Westholme and Tauheedal are nearby. The well-maintained living accommodation has the benefit of 2 reception rooms, a large conservatory and fully fitted kitchen. There are 3 bedrooms (2 with fitted wardrobes) and 2, 3-piece bathrooms. (one on the ground floor). It also benefits from gas central heating and PVC double glazing. Externally, there is a private low maintenance rear garden with a boiler room/garden store. There is front and rear access to a garage with an electric door. The paved driveway could accommodate for several vehicles. Viewing is highly recommended.



113 Buncer Lane, Blackburn

TENURE

We have been advised that the property is freehold.

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Cupboard under stairs, PVC double glazed window, display unit with cupboards below and lighting

LOUNGE

13' x 14' (3.96m x 4.27m) into PVC double glazed bay window, 2x radiators, living flame gas fire in tiled fire place with fire surround

LIVING ROOM

12' 5" x 11' 3" (3.78m x 3.43m) Radiator, open fire tiled fire place with wood surround, display unit

FULLY FITTED KITCHEN

11' 10" x 11' 2" (3.61m x 3.4m) Solid wood wall and floor units including drawers, built in double oven, built in washing machine, dishwasher, hob, extractor, tiled walls and floor, fridge, freezer, single drainer sink unit with waste disposal unit

CONSERVATORY

16' x 8' (4.88m x 2.44m) Double radiator, PVC double glazed window, PVC double glazed french doors

THREE PIECE BATHROOM

Corner air jet spa bath, wash basin, WC, double radiator, fully tiled walls and floor, PVC double glazed window

FIRST FLOOR LANDING

Radiator, PVC double glazing

BEDROOM 1

13' x 14' 6" (3.96m x 4.42m) into PVC double glazed bay window, radiator, fitted mirrored wardrobes

BEDROOM 2

13' 2" x 11' 6" (4.01m x 3.51m) Fitted wardrobes + matching drawers, radiator, PVC double glazed window, laminate floor

BEDROOM 3

9' 11" x 7' 10" (3.02m x 2.39m) Radiator, PVC double glazed window



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	70

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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THREE PIECE BATHROOM

Jacuzzi corner air jet spa bath, wash basin, WC, PVC double glazed window, double radiator, mirrored cupboards

OUTSIDE

Private gardens to rear, driveway, Astroturf, garage (15'x8'1 with elec door), boiler room/store gas fired central heating boiler unit (Worcester)

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		