



PROCTORS

ESTATE AGENTS

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



17 Kingsley Close, Blackburn, BB2 5FB

"Offers Over" £325,000

An immaculate, modern detached house enjoying a cul-de-sac location in this much sought after residential area of Feniscowles. Close to all local amenities and within easy reach of Junction 3 and 4 of M65. The well-presented accommodation has the benefit of 4 bedrooms (3 with fitted wardrobes), en-suite shower room and a family bathroom. It has an attractive lounge, dining room, conservatory, fully fitted kitchen and a two-piece cloakroom on the ground floor. It has been tastefully decorated throughout and has gas central heating and PVC double glazing. Externally there is a private garden to the rear, a front garden, and a block paved driveway leading to an integral garage. Internal inspection is highly recommended to fully appreciate this impressive property.



17 Kingsley Close, Blackburn, BB2 5FB

TENURE

We have been advised that the property is leasehold - the ground rent is £99 per annum.

ACCOMMODATION

ENTRANCE PORCH

PVC front door, radiator, PVC double glazed window

LOUNGE

18' 11" x 11' 9" (5.77m x 3.58m) 2 radiators, gas fire in marble fire surround, PVC double glazed window, double doors to;

DINING ROOM

10' 7" x 9' 6" (3.23m x 2.9m) Radiator, PVC french doors to;

CONSERVATORY

11' 6" x 9' (3.51m x 2.74m) PVC double glazed windows and doors, radiator, tiled floor

FULLY FITTED KITCHEN

9' 7" x 9' 5" (2.92m x 2.87m) Wall and floor units including drawers, new built in oven, gas hob, extractor, sink drainer unit, dishwasher, fridge, freezer, solid worktops, PVC double glazed window, radiator

INNER HALL

Radiator

TWO-PIECE CLOAKROOM

Wash basin, WC, radiator, PVC double glazed window

FIRST FLOOR LANDING

BEDROOM 1

15' 10" x 10' 5" (4.83m x 3.18m) Quality fitted wardrobes, radiator, PVC double glazing

EN-SUITE SHOWER ROOM

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

BEDROOM 2

12' 5" x 10' (3.78m x 3.05m) Fitted wardrobes, radiator, PVC double glazed window



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	76

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.

17 Kingsley Close, Blackburn, BB2 5FB

BEDROOM 3

9' 10" x 9' 7" (3m x 2.92m) Fitted wardrobes, radiator, PVC double glazed window

BEDROOM 4

9' 8" x 6' 5" (2.95m x 1.96m) Radiator, PVC double glazed window

FAMILY BATHROOM

6' x 6' (1.83m x 1.83m) Panelled bath with shower & screen, wash basin, WC, tiled walls, radiator, PVC double glazed window

OUTSIDE

Private rear garden - paved patio, lawned areas, shed, block paved driveway, garage

GARAGE

16' 9" x 8' 5" (5.11m x 2.57m) Gas fired central heating boiler unit, plumbed for washer, up & over door

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.



Proctors Darwen

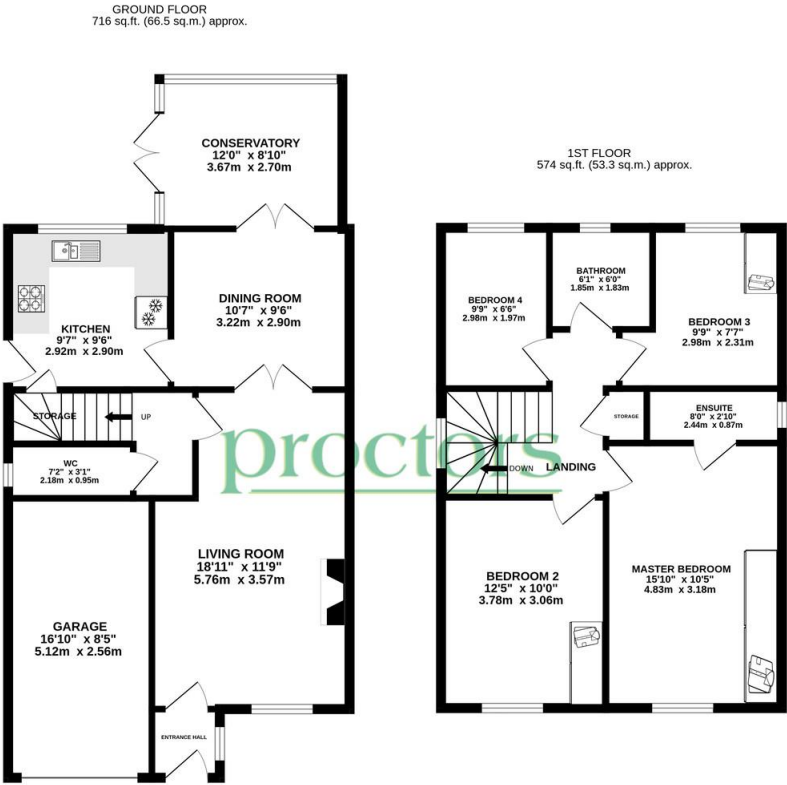
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

17 Kingsley Close, Blackburn, BB2 5FB



17 KINGSLEY CLOSE - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1290 sq.ft. (119.8 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.

Made with Metagix C3025



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		61 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		