



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)  
Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

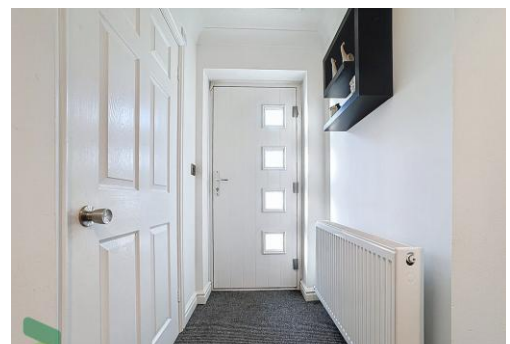


## 9 Farrington Close, Blackburn

£200,000

An outstanding modern semi detached house in an established quiet but convenient cul-de-sac close to all local amenities in Livesey and Mill Hill and within easy reach of the town centre, surrounding towns and the motorway network. The property has been extended and provides superb well presented living accommodation throughout. There is a lounge, excellent fully fitted dining kitchen and large sun room with wood burning stove leading to a privately enclosed rear garden. There are 3 bedrooms (2 with fitted wardrobes) and a three piece shower room. It has gas central heating, PVC double glazing and solar panels (owned by the property) and a three piece shower room. There is a 2 car block paved driveway to the front. In our opinion this is an excellent property with the 'wow' factor and should be viewed to fully appreciate.

### TENURE



9 Farrington Close, Blackburn

We have been advised that the property is leasehold - ground rent £90 per annum.

ACCOMMODATION

ENTRANCE HALL

Radiator

2 PIECE CLOAKROOM

Wash basin, WC, radiator, PVC double glazed window

LOUNGE

14' 5" x 13' 10" (4.39m x 4.22m) Radiator, PVC double glazed bay window, cupboard under stairs

FULLY FITTED KITCHEN

17' 4" x 8' 7" (5.28m x 2.62m) Wall and floor units including drawers, built in twin ovens, hob, extractor, fridge, freezer, dishwasher, washing machine, gas fired central heating boiler unit, Karndean flooring, single drainer sink unit, wine cooler, skirting radiator, open to

SUN ROOM

16' 3" x 11' 5" (4.95m x 3.48m) Radiator, PVC double glazed window, wood burning stove, Karndean flooring

STAIRS TO FIRST FLOOR

LANDING

Loft access - pull down ladder with light

BEDROOM 1

11' 3" x 10' 11" (3.43m x 3.33m) Plus fitted wall to wall mirrored wardrobes, radiator, PVC double glazed window

BEDROOM 2

10' 9" x 10' 1" (3.28m x 3.07m) Radiator, PVC double glazed window

BEDROOM 3

7' 7" x 7' 6" (2.31m x 2.29m) Radiator, PVC double glazed window, fitted mirrored wardrobes

3-PIECE SHOWER ROOM

Walk in shower, wash basin, WC, fully tiled walls & floor, PVC double glazed window, vertical radiator, spotlighting

OUTSIDE

Garden to rear, astro-turf, shed - paved patio



|                  |          |
|------------------|----------|
| Tenure           | Freehold |
| Ground Rent      |          |
| Council Tax Band | Band     |
| Local Authority  |          |
| EPC Rating       | 73       |

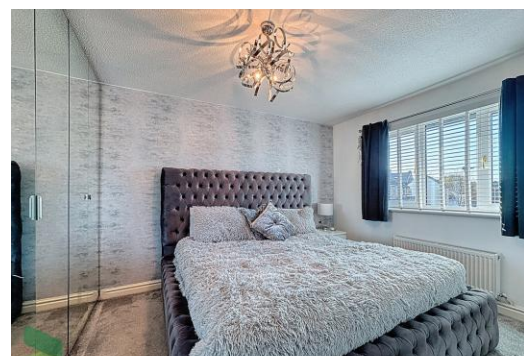
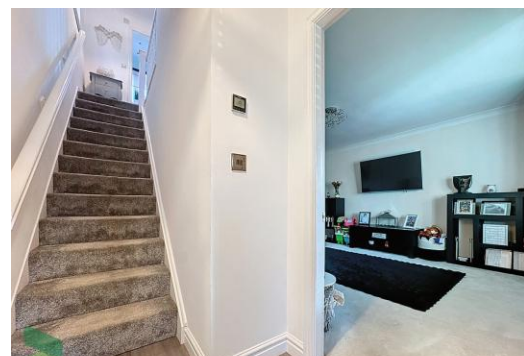
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## 9 Farrington Close, Blackburn

Block paved driveway to front with parking for 2 cars

### 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

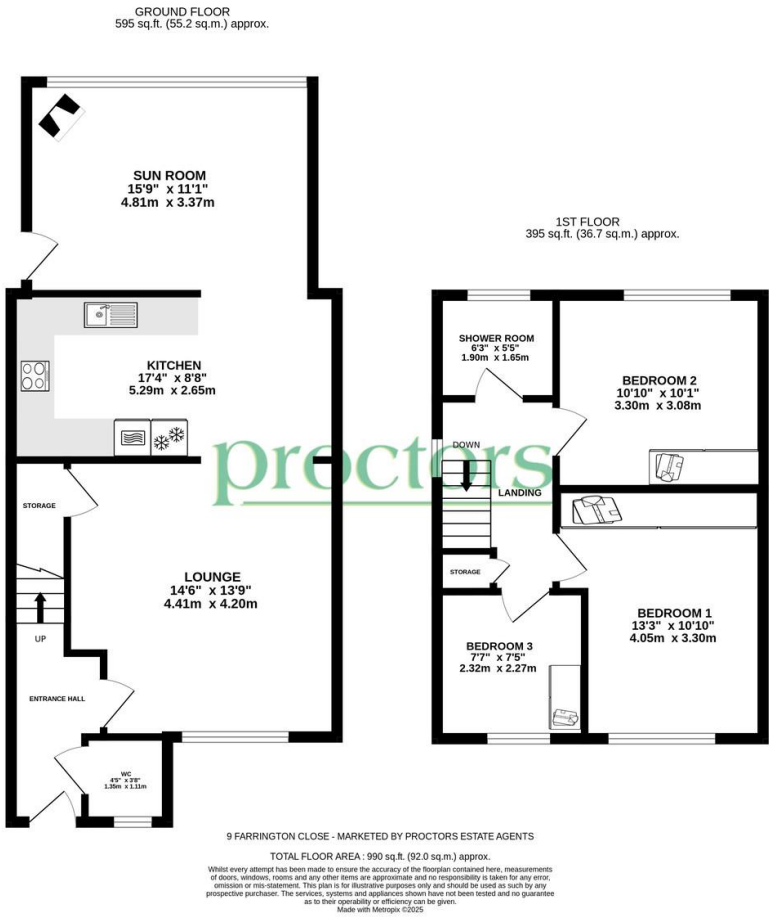
Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)



9 Farrington Close, Blackburn



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             |         | 86 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |