



curtis law
ESTATE AGENTS

Dorset Drive, Blackburn

*** BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOME IN PRIME LOCATION ***

Situated in the highly sought-after area of Knuzden, this exceptional three-bedroom semi-detached home showcases tasteful contemporary decor and neutral tones. Renovated beautifully, this residence offers luxurious living spaces including an open-plan living and dining room, modern fitted kitchen, spacious conservatory, three double bedrooms, and a stunning family bathroom suite. With enviable front and rear gardens, a driveway for two vehicles, and an attached single garage, this property is the epitome of modern family living.

Situated just off Blackburn Road, this property is conveniently located close to a range of local amenities including shops, convenience stores, cafes, newsagents and a doctors. With excellent commuter links to Blackburn, Accrington and the Ribble Valley, this property is situated within a prime location and should not be missed!

Get in contact with our sales team to arrange a viewing on this property!

- Modern Semi-Detached Home
- Modern Fitted Kitchen
- Open Plan Living & Dining Rooms
- Three Double Bedrooms
- Perfect Family Buy
- Council Tax Band B
- Leasehold
- Extensive Front & Rear Gardens
- Driveway & Attached Single Garage

Offers in the region of £190,000

Dorset Drive, Blackburn

Ground Floor

Entrance Vestibule

4'0" x 3'1" (1.22 x 0.96)

Composite partially double glazed front door to entrance vestibule, uPVC double glazed window, door to living room, carpeted flooring.

Living Room

15'6" x 11'3" (4.74 x 3.43)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, media wall comprising of: built in television point, shelving, inset fireplace and spotlights, open access to dining room, door to stairs leading to first floor landing, carpeted flooring.

Dining Room

11'6" x 10'7" (3.52 x 3.24)

UPVC double glazed sliding door to conservatory, ceiling light fitting, central heating radiator, coving to ceiling, open access to living room, doors to kitchen and under stair storage, carpeted flooring.

Kitchen

7'8" x 7'8" (2.35 x 2.34)

UPVC double glazed window, a range of gloss wall and base units with granite effect worktops, part tiled splash backs, inset stainless steel sink and drainer with mixer tap, integrated four ring gas hob with extractor hood, integrated electric oven in eye level unit, plumbing for washing machine, ceiling spotlights, tiled effect flooring.

Conservatory

9'7" x 8'9" (2.94 x 2.68)

UPVC double glazed windows surround, uPVC double glazed door to rear garden, ceiling light fitting with fan attachment, carpeted flooring.

First Floor

Landing

9'5" x 8'8" (2.88 x 2.66)

UPVC double glazed frosted window, ceiling light fitting, central heating radiator, coving to ceiling, doors to three double bedrooms, a three piece bathroom suite and a storage cupboard, carpeted flooring.

Bedroom One

14'10" x 10'0" (4.53 x 3.06)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.



Bedroom Two

10'9" x 10'0" (3.30 x 3.06)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

Bedroom Three

11'11" x 9'3" (3.64 x 2.83)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

Bathroom

7'9" x 6'1" (2.37m x 1.86m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled WC with a wall mounted douche spray hose, white gloss vanity wash basin, corner enclosed shower cubicle, ceiling light fitting, chrome central heating towel rail, tiled effect flooring.

Front

Laid to lawn garden with mature shrubbery, driveway for two vehicles, attached single garage with up and over door.

Rear

Large and enclosed tiered garden with laid to lawn areas and decked terrain, fencing and spotlights, bedding areas and mature shrubbery.

Garage

Attached single garage with up and over door.

Agents Notes

Tenure: Leasehold - 999 years from 21/03/1974 to 21/03/2973 (948 years left)

Council Tax Band: B - Hyndburn

Property Type: Semi Detached

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: Utility Warehouse

Gas Supply: Utility Warehouse

Sewerage: United Utilities

Heating: central heating

Broadband: was Virgin media

Mobile Signal: UNKNOWN

Parking: Attached single garage & single drive

Building Safety: UNKNOWN

Rights & Restrictions: UNKNOWN

Flood & Erosion Risks: UNKNOWN

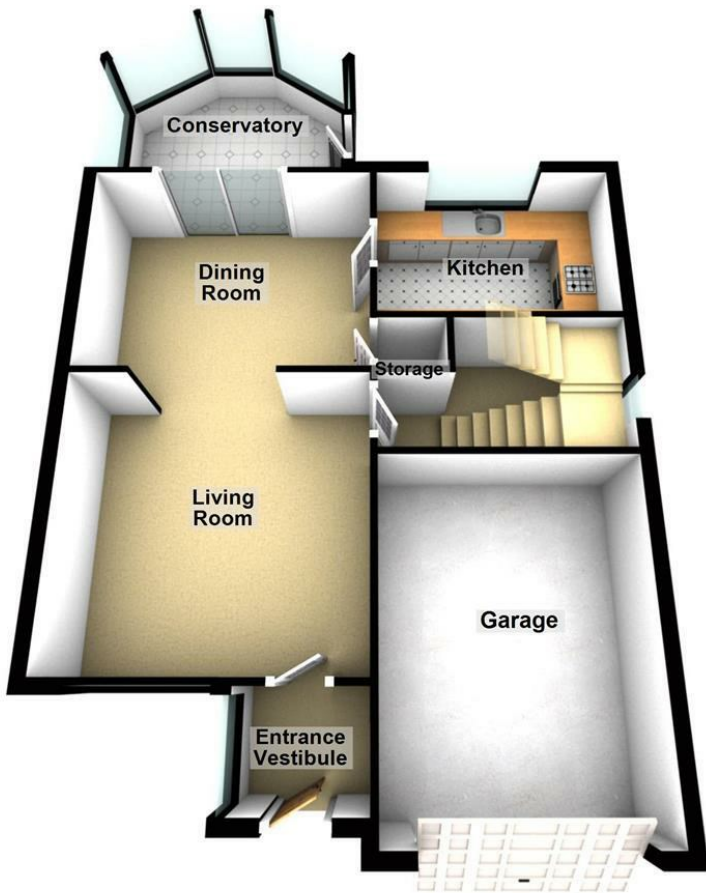
Planning Permissions & Development Proposals: UNKNOWN

Property Accessibility & Adaptions: UNKNOWN

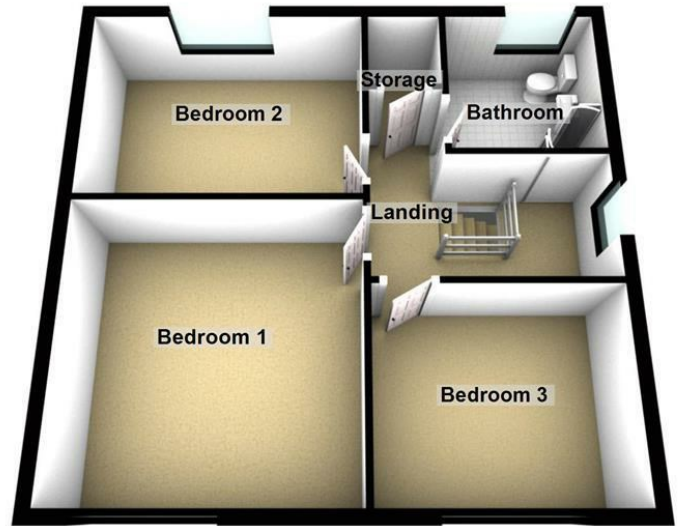
Coalfield & Mining Area: UNKNOWN



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| EU Directive 2002/91/EC | | |