

# curtis law

## ESTATE AGENTS



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### Dale View, Blackburn

\*\*\* EXCEPTIONAL THREE BEDROOM DETACHED HOME IN CUL-DE-SAC \*\*\*

Nestled within a private residential development, this delightful detached house is a true gem waiting to be discovered. Built in the late 1990s, this home exudes a modern charm while retaining a classic appeal. This property offers ample space for comfortable living with an open-plan lounge and dining room which provides a versatile space for entertaining or relaxing, a well-appointed kitchen is perfect for culinary enthusiasts and a convenient downstairs WC. Upstairs, you'll find three generously sized bedrooms, with the master bedroom featuring its own en-suite for added luxury. The family bathroom is elegantly designed, offering a tranquil space to unwind after a long day.

Outside, the property continues to impress with a private rear garden, ideal for enjoying outdoor gatherings or simply basking in the sun. A driveway and detached garage provide off road parking and storage space, catering to all your practical needs.

Positioned just off Blackburn Road, this property enjoys close proximity to the M65 motorway links along with through roads which provide easy access to neighboring towns such as Blackburn and Darwen. Local amenities including shops, cafes, convenience stores, and a post office are within easy reach of the property. Additionally, well-regarded schools like Darwen Vale High School are nearby, making this an ideal location for families.

- Impressive Detached Home
- Open Plan Lounge & Dining Room
- Driveway & Detached Single Garage
- Three Bedrooms With En-Suite To Master
- Close To Motorway Links
- Council Tax Band D
- Perfect Family Home
- Front & Rear Gardens
- Leasehold

**Offers in the region of £209,995**



# Dale View, Blackburn

## Ground Floor

### Entrance Hall

10'7" x 4'0" (3.24m x 1.24m)

Hardwood partially glazed door to entrance hall, hardwood glazed window panel, ceiling light fitting, central heating radiator, coving to ceiling, doors to lounge, kitchen and WC, stairs to first floor, carpeted flooring.

### Lounge

14'7" x 10'4" (4.47m x 3.15m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, feature gas fireplace, open access to dining room, carpeted flooring.

### Dining Room

9'1" x 8'0" (2.79m x 2.46m)

UPVC double glazed sliding patio doors to rear, ceiling light fitting, central heating radiator, coving to ceiling, open access to lounge, carpeted flooring.

### Kitchen

10'7" x 8'5" (3.25m x 2.57m)

UPVC double glazed window, uPVC partially double glazed frosted door to rear, a range of wood wall and base units with contrasting worktops, part tiled splashbacks, inset one and a half sink and drainer with mixer tap, integrated electric oven with four ring \_\_\_ hob and extractor hood, space for fridge freezer, plumbing for washing machine, wall mounted combi boiler, ceiling light fitting, central heating radiator, lino flooring.

### WC

7'7" x 3'8" (2.33m x 1.12m)

UPVC double glazed frosted window, a close coupled WC, full pedestal wash basin, ceiling light fitting, tiled effect flooring.

## First Floor

### Landing

8'8" x 8'7" (2.65m x 2.63m)

UPVC double glazed arched window, ceiling light fitting, doors to three bedrooms and a family bathroom suite, further door to storage, carpeted flooring.

### Master Bedroom

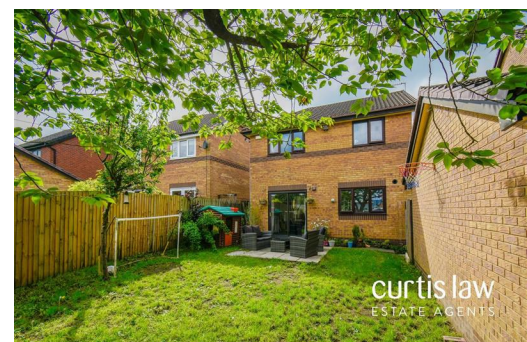
10'8" x 10'0" (3.26m x 3.05m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to en-suite, carpeted flooring.

### En-Suite

7'10" x 2'4" (2.40m x 0.73m)

UPVC double glazed frosted window, a three piece shower room comprising of: a close coupled WC, full pedestal wash basin, enclosed shower cubicle, ceiling light fitting, central heating radiator, part tiled elevation.



### Bedroom Two

10'0" x 9'5" (3.07m x 2.88m)

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

### Bedroom Three

8'9" x 7'1" (2.67m x 2.17m)

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

### Bathroom

8'11" x 5'7" (2.74m x 1.71m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath, part tiled elevations, ceiling light fitting, central heating radiator, picture rail, extractor fan, tiled effect flooring.

### External

#### Front

Laid to lawn garden, driveway, access to detached single garage.

#### Rear

Private and enclosed laid to lawn garden with mature shrubbery and hedging.

### Garage

16'6" x 8'11" (5.03m x 2.74m)

Detached, single garage at the rear with sliding up and over door.

### Agents Notes

Tenure: Leasehold - 99 years from 1st January 1995 to 1st January 2994 (969 years left) - £75.00 per annum

Council Tax Band: D - Blackburn with Darwen

Property Type: Detached

Property Construction: Brick with slate roof

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating with combiner's boiler

Broadband: Good

Mobile Signal: Good

Parking: Driveway and single, detached garage to the rear

Building Safety: Alarm system

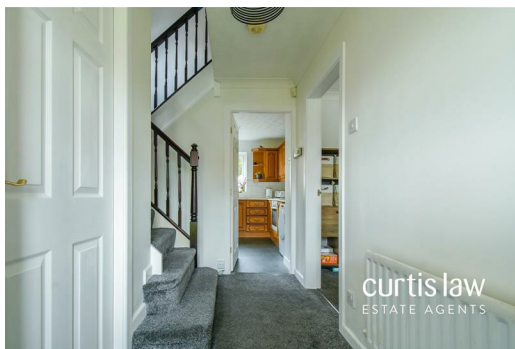
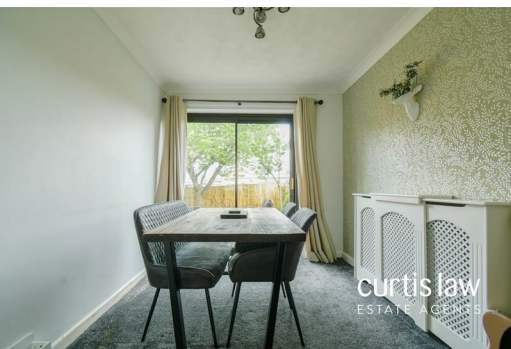
Rights & Restrictions: None

Flood & Erosion Risks: None

Planning Permissions & Development Proposals: None

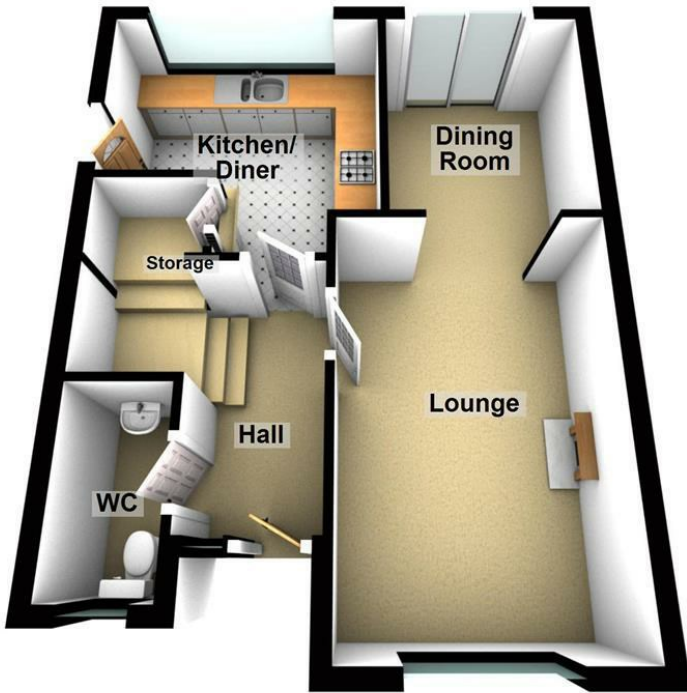
Property Accessibility & Adaptions: None

Coalfield & Mining Area: Unknown

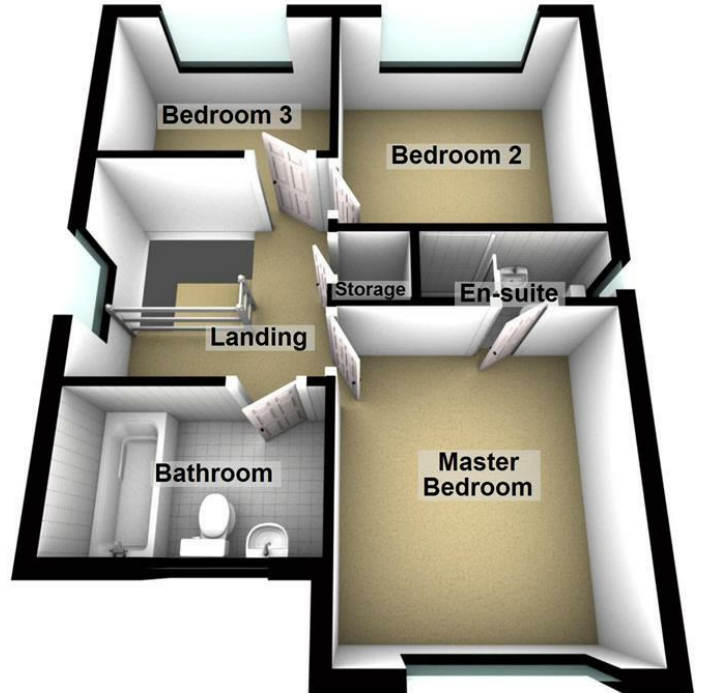




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		EU Directive 2002/91/EC