

# curtis law

## ESTATE AGENTS



### Dentdale Close, Blackburn

Curtis Law Estate Agents are proud to present this charming three-bedroom semi-detached house nestled within a private cul-de-sac in the sought-after location of Feniscowles. The neutral tones in this home blend warmth, comfort, and style seamlessly, providing a perfect canvas for you to add your personal touch and truly make it your own. As you step inside, you enter the hallway and then are greeted by a spacious lounge, ideal for relaxing or entertaining guests. The open-plan kitchen and diner provide a wonderful space for family meals, while the conservatory offers a tranquil spot to enjoy a cup of tea while overlooking the beautifully landscaped rear garden. Upstairs, you will find three cosy bedrooms, perfect for a growing family or those in need of a home office. The family bathroom suite ensures convenience for all residents, while the downstairs WC adds an extra touch of practicality to this lovely home.

With a driveway that can accommodate 3 to 4 vehicles, parking will never be an issue for you or your guests. The front and rear gardens are meticulously maintained, providing a serene outdoor space for relaxation or outdoor gatherings. This property boasts close proximity to good railway network) and junction 3 of the M65 leading to the M61 & M6, providing easy access to surrounding towns and cities Darwen, Preston and Manchester. Nearby amenities include Tesco, convenience store, pubs & restaurants, cafes, and well-regarded primary and secondary schools, championship qualifying golf course (Pleasington Golf Club) and local cricket club.

Additionally, scenic nature walks and the picturesque Leeds & Liverpool Canal are just a stone's throw away, offering beautiful outdoor spots and country park.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR

- Beautiful Semi-Detached Home
- Modern Fitted Kitchen/ Diner & Conservatory
- Large Rear Gardens
- Leasehold
- Three Bedrooms
- Downstairs WC
- Driveway For Three To Four Vehicles
- Close To Motorway Links
- Immaculately Presented
- Council Tax Band C

**Offers in the region of £239,950**



# Dentdale Close, Blackburn

## Ground Floor

### Entrance Porch

6'11"x (2.11m x)

Composite front door to porch, uPVC double glazed window, ceiling light fitting, central heating radiator, door to WC, wood effect flooring.

### WC

6'3" x 2'3" (1.91m x 0.71m)

UPVC double glazed frosted window, a two piece WC comprising of: a low level, close coupled WC, vanity wash basin, ceiling light fitting, central heating radiator, wood effect flooring.

### Lounge

15'8" x 14'7" (4.79m x 4.47m)

Two uPVC double glazed windows, ceiling light fitting, two central heating radiators, television point, door to kitchen/diner, stairs to first floor, wood effect flooring.

### Kitchen/Diner

14'6" x 8'3" (4.42m x 2.52m)

UPVC double glazed window, uPVC double glazed French doors to conservatory, a range of gloss wall and base units with wood effect laminate worktops, part tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor fan, stainless steel splashback, space for fridge freezer and dryer, plumbing for washing machine, space for dining set, two ceiling light fittings, central heating radiator, door to under stair storage, tiled flooring.

### Conservatory

11'5" x 11'3" (3.50m x 3.44m)

UPVC double glazed windows surround, uPVC double glazed French doors to garden, ceiling light fitting with fan attachment, electrics, tiled flooring.

## First Floor

### Landing

7'6" x 5'8" (2.31m x 1.75m)

UPVC double glazed window, ceiling light fitting, doors to three bedrooms and a modern bathroom suite, carpeted flooring.

### Bedroom One

14'0" x 8'5" (4.28m x 2.59m)

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



## Bedroom Two

10'1" x 8'0" (3.09m x 2.46m)

UPVC double glazed window, ceiling light fitting, central heating radiator, loft access via hatch, carpeted flooring.

## Bedroom Three

7'3" x 5'9" (2.23m x 1.76m)

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

## Bathroom

6'1" x 5'10" (1.87m x 1.80m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled, dual flush WC, gloss vanity wash basin with overhead LED mirror, tiled panel bath with electric feed shower, full tiled elevations, ceiling spotlights, central heating towel rail, extractor fan, tiled flooring.

## External

### Front

Laid to lawn garden, mature shrubbery, driveway for three to four vehicles.

### Rear

Large and enclosed laid to lawn garden with patio area, mature shrubbery and foliage, shed, space for bins, gated access to the front of the property.

## Agents Notes

Tenure: Leasehold 999 years from 1st January 1995 to 1st January 2992 (970 years remaining) - Ground Rent: £60.00 per annum

Council Tax Band: C - Blackburn with Darwen (£198 per month over 10 months (£1,980))

EPC: TBC

Property Type: Semi-detached

Property Construction: Brick with tiled roof

Water Supply: United Utilities

Electricity Supply: British Gas

Gas Supply: British Gas

Sewerage: United Utilities

Heating: Gas central heating with combi boiler

Broadband: Sky

Mobile Signal: Sky

Parking: Driveway for three to four vehicles

Building Safety: Security cameras, burglar alarm

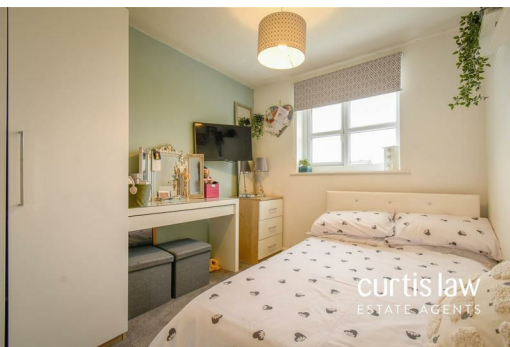
Rights & Restrictions: N/A

Flood & Erosion Risks: N/A

Planning Permissions & Development Proposals: N/A

Property Accessibility & Adaptions: N/A

Coalfield & Mining Area: N/A





### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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		