

# curtis law

## ESTATE AGENTS



### Kentmere Drive, Blackburn

\*\*\* CONTRACT READY - NO CHAIN \*\*\* BEAUTIFUL TWO BEDROOM SEMI- DETACHED BUNGALOW IN CHERRY TREE AREA \*\*\*

Situated in a private residential cul-de-sac within the highly sought-after Cherry Tree area of Blackburn, this exceptional two-bedroom semi-detached bungalow occupies a prime plot and is offered with no onward chain. With a neutral finish throughout, the property features a spacious living room, a fitted kitchen, two bedrooms, and a three-piece bathroom suite. It also boasts expansive front, side and rear gardens, along with a driveway accommodating multiple vehicles, making it an ideal downsizing option for those seeking a tranquil setting.

Conveniently located, this property is close to various amenities, including supermarkets, cafes, doctors, hairdressers, and well-regarded schools. Cherry Tree Cricket Club and Feniscowles & Pleasington War Memorial Recreation Ground are just a stone's throw away, offering outdoor space for everyone. Commuters will benefit from excellent transport links, with Junction 3 of the M65 just a 5-minute drive away, providing easy access to Darwen, Accrington, Preston, and beyond.

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 THEIR PURPOSE.

- Semi- Detached Bungalow
- Close To Motorway Links
- Large Side & Rear Gardens
- Two Bedrooms
- Popular Residential Area
- Council Tax Band C
- No Chain Delay
- Driveway For Off Road Parking
- Freehold

**Offers over £190,000**

# Kentmere Drive, Blackburn

## Ground Floor

### Entrance Vestibule

### Hallway

### Bedroom Two

### Living Room

### Bedroom One

### Bathroom

### Kitchen

### Entrance Porch

### External

#### Front

Laid to lawn garden, mature hedging, path leading to front door.

#### Side

Laid to lawn garden with mature hedging and shrubbery, gated access to rear garden, two doors accessing property, driveway for multiple vehicles.

#### Rear

Flagged patio, space for outdoor furniture, shed, laid to lawn area, mature shrubbery, stone chipped bedding area.

## Agents Notes

Tenure: Freehold

Council Tax Band: C - Blackburn with Darwen

Property Type: Semi- detached bungalow

Property Construction: Unknown

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

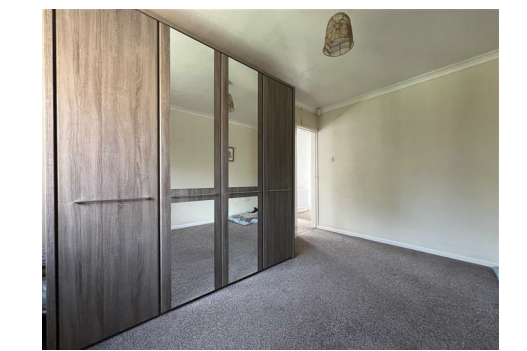
Sewerage: Unknown

Heating: Gas

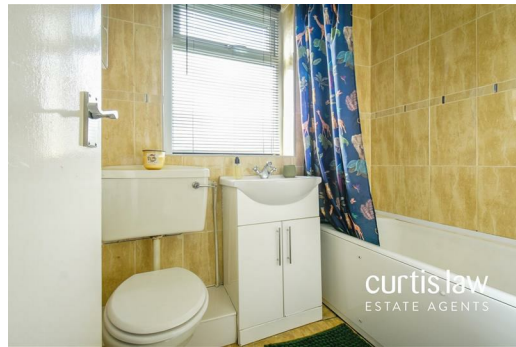
Broadband: Unknown

Mobile Signal: Good

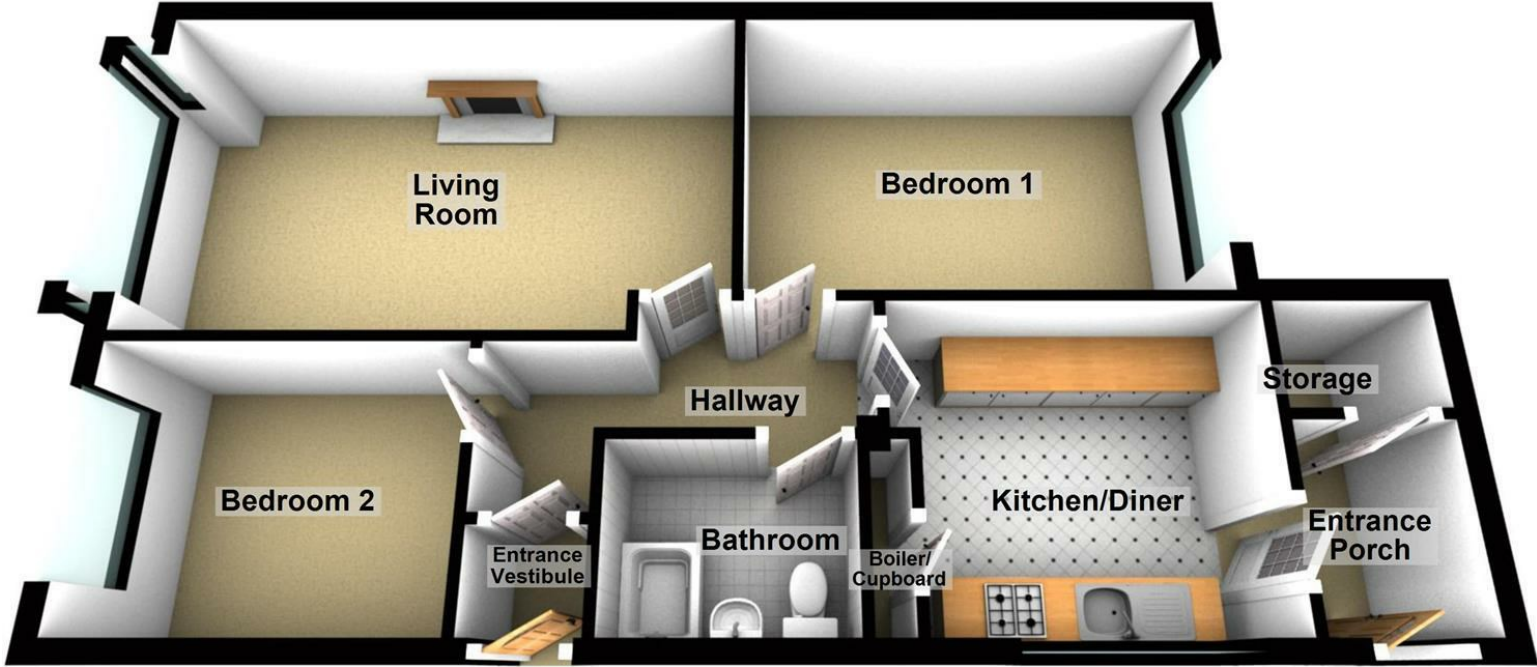
Parking: Driveway for multiple vehicles



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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC