



## Kentmere Drive, Blackburn

\*\*\* STUNNING SEMI-DETACHED BUNGALOW IN DESIRABLE FENISCOWLES AREA OF BLACKBURN \*\*\*

Welcome to this meticulously maintained semi-detached dormer bungalow, where contemporary design meets timeless elegance. From the moment you arrive, this home exudes warmth and charm, with elegant touches throughout that make it feel truly special. The spacious and versatile layout features a generously sized living room, a study that can be utilised as a fourth bedroom, an open-plan kitchen and dining room that leads to a convenient utility room, and a modern shower room. Upstairs, you'll find three well-proportioned bedrooms and a sleek, three piece bathroom suite.

Externally, the property boasts a driveway with space for five vehicles, along with a detached garage that offers potential for conversion. The picturesque rear garden is a true highlight, offering scenic views and direct access to the canal - ideal for walking the dog. This home seamlessly blends comfort, style, and practicality, making it an ideal choice for those seeking a tranquil yet well-connected living space.

This property is conveniently located near a variety of amenities, including shops, convenience stores, cafes, hairdressers, and more. Well-regarded schools such as Feniscowles Primary School and St. Paul's RC Primary School are just a short distance away. Commuters will appreciate the excellent transport links, with Junction 3 of the M65 only a 5-minute drive away, ensuring easy access to Darwen, Accrington, Preston, and beyond.

Don't miss your chance to see this property - get in touch with our sales team today!

- Modern Semi- Detached Bungalow
- Open Plan Kitchen & Dining Room With Utility Room
- Picturesque Rear Garden With Scenic Views
- Four Bedrooms
- Two Bathroom Suites
- Council Tax Band C
- Perfect Family Home
- Driveway & Detached Garage
- Freehold

**Offers in the region of £290,000**

# Kentmere Drive, Blackburn

## Ground Floor

### Entrance Vestibule

3'2" x 2'11" (0.97m x 0.89m)

Composite front door to vestibule, meter cupboard, door to hallway, tiled flooring.

### Hallway

11'6" x 4'2" (3.53m x 1.28m)

Ceiling light fitting, central heating radiator, doors to the study/ bedroom four, living room, shower room and open plan kitchen/ dining room, stairs to first floor, laminate flooring.

### Study/ Bedroom Four

8'9" x 8'4" (2.68m x 2.56m)

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

### Living Room

16'7" x 11'1" (5.06m x 3.40m)

UPVC double glazed bay window, two ceiling light fitting, central heating radiator, fireplace point with log burner and wood mantel, television point, door to under stair storage, carpeted flooring.

### Shower Room

6'8" x 4'9" (2.04m x 1.45m)

UPVC double glazed frosted window, a three piece shower suite comprising of: a low level, close coupled WC, vanity wash basin with mixer tap. walk-in shower, full tiled elevations, ceiling light fitting, central heating towel rail, tiled flooring.

### Kitchen

11'4" x 9'5" (3.46m x 2.88m )

UPVC double glazed window, a range of wood effect wall and base units with contrasting worktops, partial splashbacks, inset stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, breakfast bar with space for stools, open access to dining room, door to utility, ceiling spotlights, tiled effect flooring.

### Dining Room

13'9" x 9'9" (4.20m x 2.99m)

UPVC double glazed Patio doors to rear garden, ceiling light fitting, central heating radiator, wall mounted electric fireplace, television point, open access to kitchen, laminate flooring.

### Utility

8'5" x 3'0" (2.59m x 0.92m)

UPVC door to utility, uPVC double glazed window, wall light fitting, space for washing machine and freezer.

## First Floor

### Landing

18'9" x 4'6" (5.72m x 1.39m)

UPVC double glazed window, two ceiling light fittings, triangle feature wall shelf, smoke alarm, doors to three bedrooms and a family bathroom suite, carpeted flooring.

### Master Bedroom

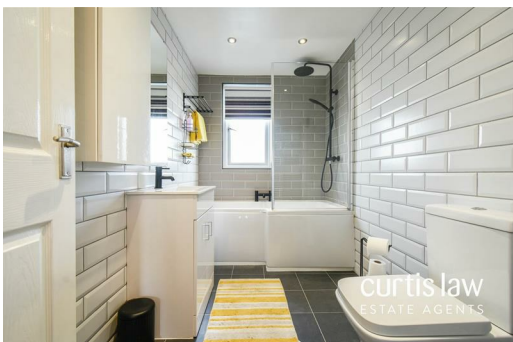
10'11" x 10'6" (3.33m x 3.21m)

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

### Bedroom Two

12'6" x 8'11" (3.83m x 2.72m)

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



### Bedroom Three

10'6" x 7'1" (3.22m x 2.17m)

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

### Bathroom

9'7" x 5'6" (2.94m x 1.68m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled WC, vanity wash basin with matte black mixer tap, p-shaped bath with matte black waterfall effect shower, full tiled elevations, ceiling spotlights, central heating towel rail, tiled effect flooring.

### External

#### Front

Drive for multiple vehicles, bedding area with mature shrubbery, side access to the property, access to detached garage, gated access to rear garden, water tap to the side of the property, outdoor lighting.

#### Garage

Up and over door, equipped with lighting and electrics.

#### Rear

Flagged patio with space for outdoor furniture and storage sheds, steps leading up to decking (equipped with electrics) with space for outdoor seating and scenic views, part lawn with mature shrubbery, mature hedging, wood fencing, gated access to the side of the property, gate leading to canal to the rear, outdoor lighting.

### Agents Notes

Dormer was constructed in 2013 with new electrics and boiler.

The bathroom suite on the first floor was renovated two years ago.

New windows were installed with ten years warranty.

New K- rendering.

There is outdoor lighting to the front and rear of the property.

Tenure: Freehold

Council Tax Band: C - Blackburn with Darwen

Property Type: Semi- detached dormer bungalow

Property Construction: K-rendering

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating, double glazing

Broadband: Ultrafast - 1130mb

Mobile Signal: Good

Parking: Driveway for five cars

Building Safety: No issues

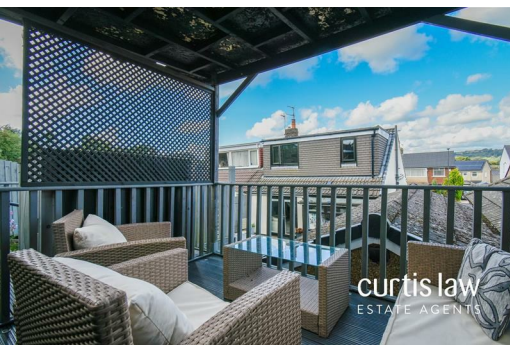
Rights & Restrictions: No

Flood & Erosion Risks: No

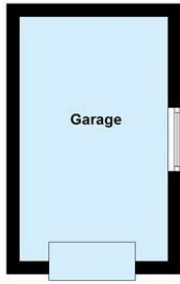
Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: No

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>84</b> |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  | <b>72</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   |           |           |