

# curtis law

## ESTATE AGENTS



### Kentmere Drive, Blackburn

Situated in the ever so charming area of Feniscowles, this delightful three-bedroom semi-detached family home presents an ideal opportunity for families seeking a comfortable and inviting home. Built between 1930 and 1939, the property boasts a characterful charm that is both timeless and appealing.

As you enter, you will find a spacious hallway which leads you into the open plan living room and dining room, creating a spacious and versatile area perfect for family gatherings and entertaining guests. The layout allows for a seamless flow between the two spaces, making it easy to enjoy both relaxation and socialising.

The three well-proportioned bedrooms offer ample space for family members or guests, while the bathroom provides essential facilities for everyday living. This home is a blank canvas, allowing you to put your own stamp on it and create a space that truly reflects your personal style and preferences.

One of the standout features of this property is its proximity to Witton Country Park, a beautiful green space perfect for outdoor activities, leisurely walks, and family picnics. The location is ideal for those who appreciate nature and wish to enjoy the tranquility of park life while still being close to local amenities.

In summary, this semi-detached house on Kentmere Drive is a fantastic opportunity for families looking to settle in a welcoming community. With its potential for personalisation and its enviable location near Witton Country Park,

- Council Tax Band C
- Three Bedroom Semi-Detached
- No Chain Delay
- Perfect Family Home
- Close To Witton Park
- Open Plan Living Room/Dining Room
- Tenure: Freehold
- Front Driveway & Garage
- Exceptionally Spacious Throughout

**Offers in the region of £189,950**



## Ground Floor

### Hallway

8'6" x 22'2" (2.61 x 6.77)

Ceiling light fitting, central heating radiator, meter cupboard, doors to living room, kitchen and stairs, carpeted flooring.

### Open Plan Living Room/Dining Room

10'4" x 22'8" (3.15 x 6.92)

UPVC double glazed bay window and UPVC double glazed sliding patio doors, fireplace with surround, ceiling light fitting, carpeted flooring.

### Kitchen

11'8" x 8'5" (3.57 x 2.57)

UPVC double glazed window, a range of wall and base units with contrasting worktops, part tiled splashbacks, inset set sink and drainer with high spout mixer tap, space for washing machine and freestanding fridge freezer, door to storage cupboard under stairs, central heating radiator, ceiling light fitting, tiled flooring.

### Lean-To

3'11" x 2'8" (1.21 x 0.83)

UPVC double glazed frosted side door with cat flap, tiled flooring.

## First Floor

### Landing

5'8" x 8'11" (1.73 x 2.73)

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

### Master Bedroom

14'7" x 10'7" (4.47 x 3.25)

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

### Bedroom Two

10'5" x 8'6" (3.18 x 2.61)

UPVC double glazed window, built-in wardrobes, ceiling light fitting, central heating radiator, carpeted flooring.

### Bedroom Three

9'3" x 9'0" (2.83 x 2.76)

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



## Bathroom

5'4" x 5'5" (1.64 x 1.67)

UPVC double glazed frosted window, a two-piece bathroom suite comprising of; full pedestal wash basin, panel bath with electric feed shower, full-tiled elevations, ceiling light fitting, wooden flooring.

## Upstairs WC

5'1" x 2'4" (1.56 x 0.73)

UPVC double glazed window, ceiling light fitting, a close coupled WC, wooden flooring.

## Front

Tarmac driveway with block-paved boarder, laid-to-lawn area and mature shrubs.

## Rear

Private enclosed laid-to-lawn with mature shrubs and trees.

## Agents Notes

Tenure: Freehold

Council Tax Band: C Blackburn With Darwen

Property Type: Semi-Detached

Property Construction: Brick

Water Supply: Unknown

Electric Supply: Unknown

Gas Supply: Unknown

Sewerage: Mains

Heating: Unknown

Broadband: Virgin

Mobile Signal: Good

Parking: Driveway & Garage

Building Safety: None

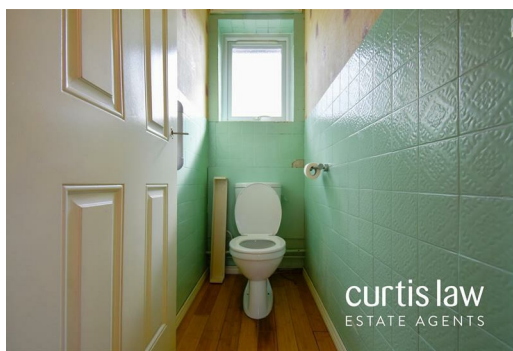
Rights & Restrictions: No

Flood & Erosion Risks: Not Known

Planning Permissions & Development Proposals: None

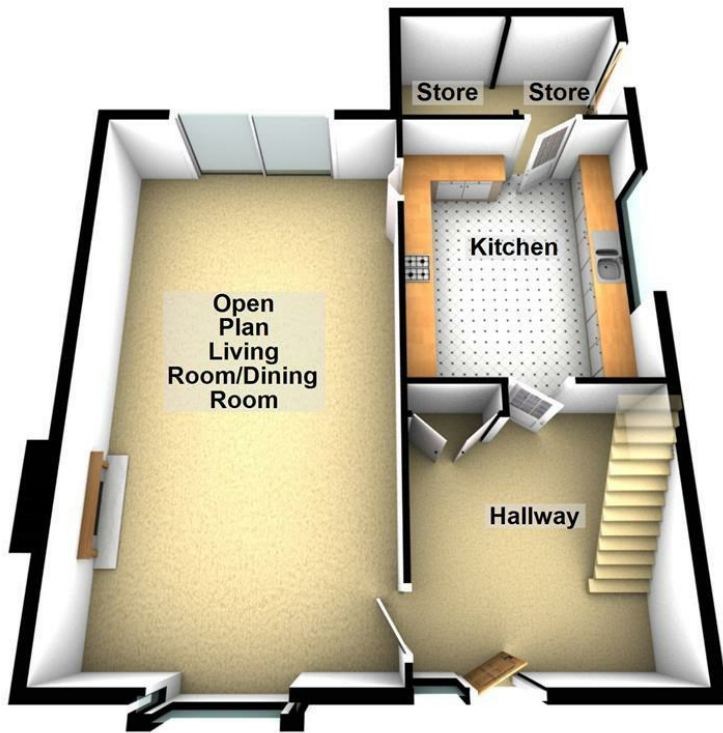
Property Accessibility & Adaptions: No

Coalfield & Mining Area: No

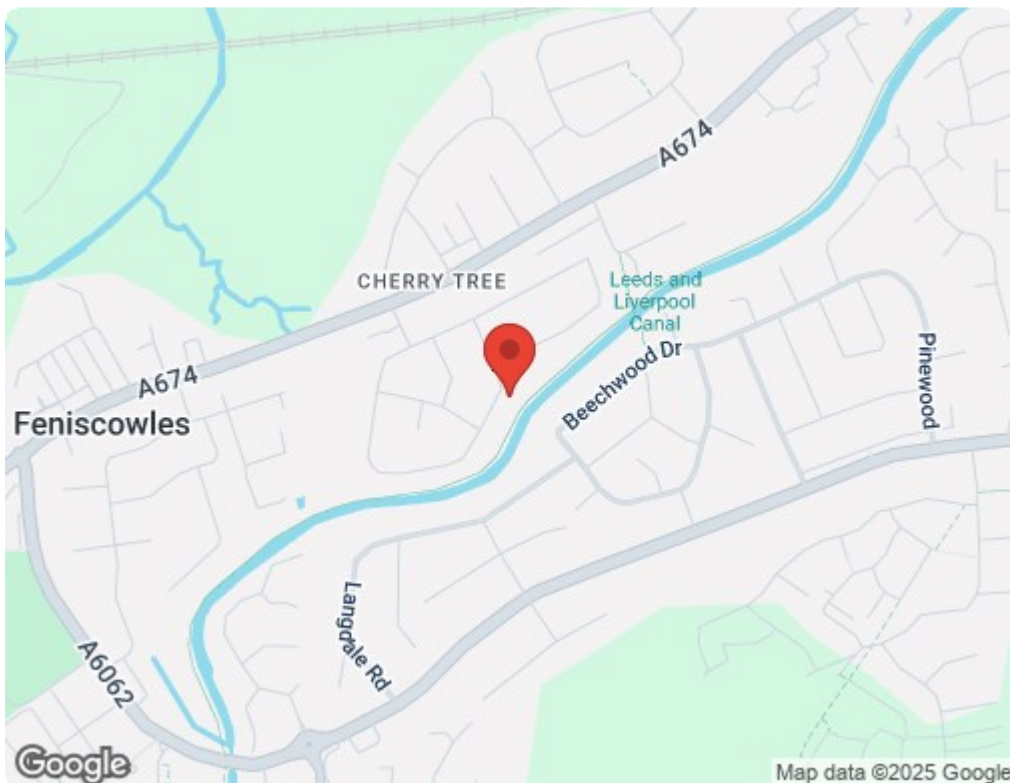




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</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		
England & Wales		
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		
England & Wales		