



HUNTERS[®]
HERE TO GET *you* THERE

Feniscliffe Drive, Blackburn, BB2 2UF

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Asking Price: £195,000

Hunters are delighted to offer this mature well built semi detached property positioned in the heart of Cherry Tree. An eye catching corner plot with great garden space and views to the front make this a real contender.

The property comprises: entrance vestibule, entrance hallway, front lounge, rear sitting/dining room, fitted kitchen & conservatory. To the first floor there are three bedrooms, one with fitted wardrobes along with a modern shower room and a separate WC. With it being a corner plot the property has great garden space & has a mixture of; lawn, flagged patio seating areas, green hedges & shrubs. Behind the property there is a detached single garage with a sliding up & over door and a driveway in front. To the front there is a well kept garden with a pathway leading to the front door.

The property is situated in Cherry Tree, with great access to both respected Primary & Secondary schools. Local shops and amenities are conveniently located within short proximity including a mini Sainsbury's along with playing fields for children to play.

OUR THOUGHTS 'Cherry Tree & Fenisowles always grab plenty of admirers. If you are looking to move to the area or are up sizing from a smaller property this would be ideal'

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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ENTRANCE VESTIBULE**HALLWAY**

3.89m (12' 9") x 1.93m (6' 4")

LOUNGE

3.71m (12' 2") x 3.63m (11' 11")

SITTING ROOM

3.56m (11' 8") x 3.48m (11' 5")

KITCHEN

2.59m (8' 6") x 2.11m (6' 11")

CONSERVATORY

3.53m (11' 7") x 2.90m (9' 6")

BEDROOM ONE

3.71m (12' 2") x 3.02m (9' 11")

BEDROOM TWO

3.56m (11' 8") x 3.48m (11' 5")

BEDROOM THREE

2.54m (8' 4") x 1.96m (6' 5")

SHOWER ROOM

2.08m (6' 10") x 1.65m (5' 5")

WC

1.12m (3' 8") x 0.81m (2' 8")

GARAGE

5.11m (16' 9") x 3.05m (10' 0")

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01254 706471

OPENING HOURS:

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 4.00pm

THINKING OF SELLING?

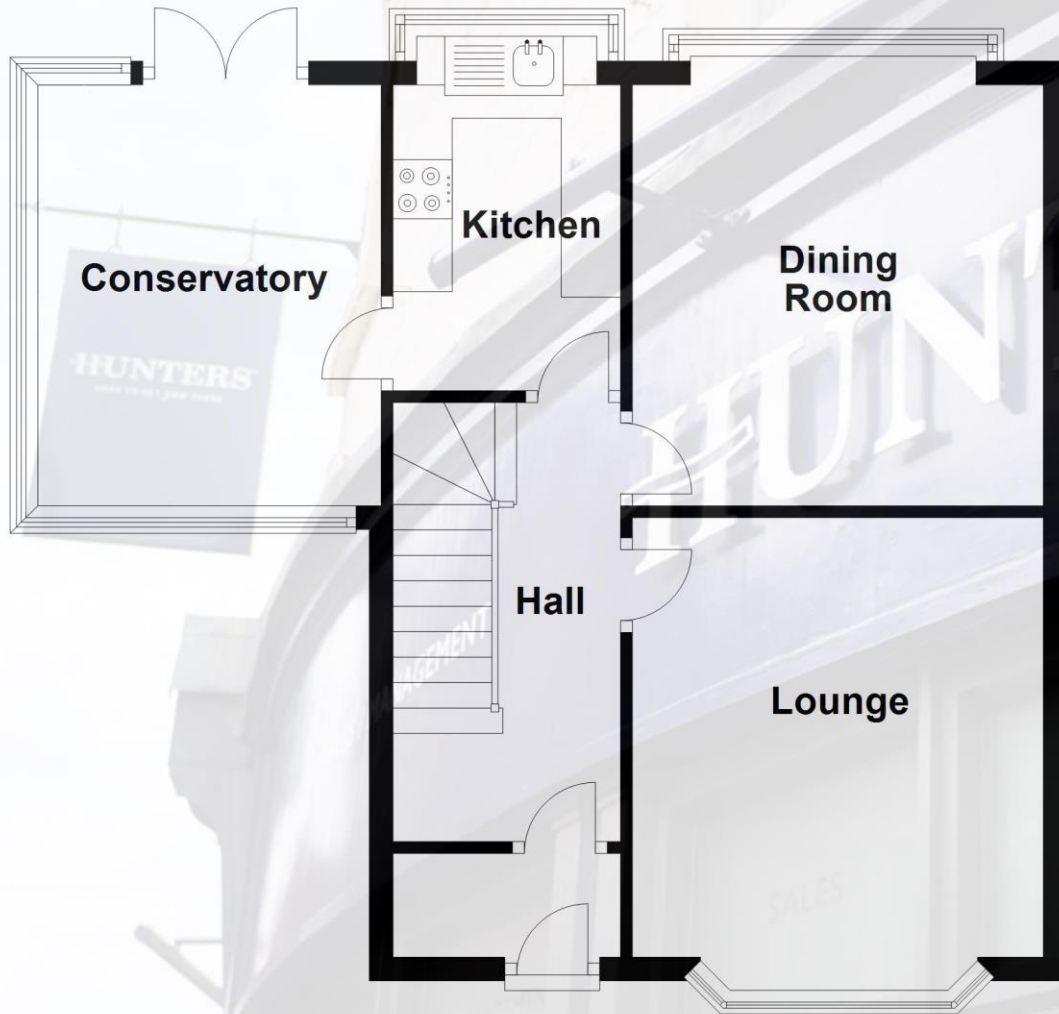
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

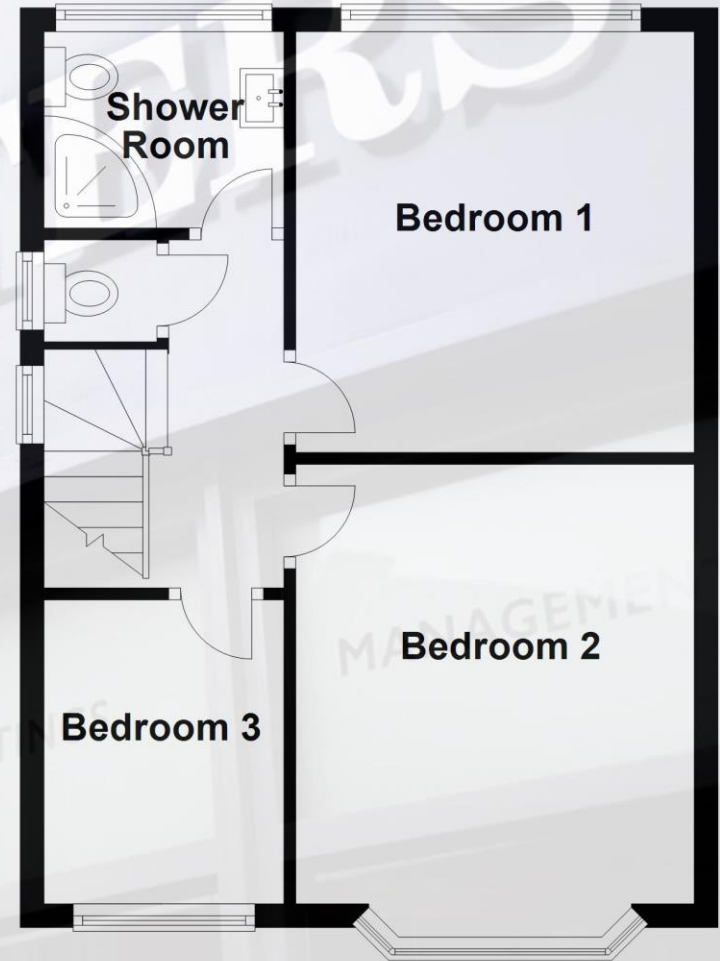
Ground Floor

Approx. 52.0 sq. metres (559.2 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 92.6 sq. metres (997.1 sq. feet)

This floorplan was produced by Hunters Estate Agents & must not be copied or duplicated.
Plan produced using PlanUp.









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