



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Dentdale Close, Blackburn, BB2 5FA

Offers Over £225,000

SPACIOUS AND MODERN HOME ON A POPULAR ESTATE

Welcome to Dentdale Close, Blackburn - a charming location for this delightful property! This modern home boasts a sleek design with contemporary decor and appliances, offering a comfortable and stylish living space.

With a spacious reception room, fantastic conservatory, three bedrooms, and a three piece bathroom, this property provides ample space for a family or those who enjoy hosting guests. The peaceful estate where the house is situated ensures a tranquil environment, perfect for relaxation after a long day.

Convenience is key with easy access to local amenities, making daily errands a breeze. Whether you're looking for a new family home or a modern space to call your own, this property offers both comfort and style in a desirable location. Don't miss the opportunity to make this house your home!

Contact our Blackburn branch to arrange a viewing and start your journey today!

Dentdale Close, Blackburn, BB2 5FA

Offers Over £225,000



- Beautifully Presented Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Spacious Conservatory
- Tenure Leasehold
- Three Piece Family Bathroom and Downstairs WC
- Immaculate Rear Garden
- Council Tax Band C

Ground Floor

Hall

7'3 x 3' (2.21m x 0.91m)

Composite entrance door, UPVC double glazed window, central heating radiator, laminate floor and doors to reception room and WC.

WC

6'5 x 2'9 (1.96m x 0.84m)

UPVC double glazed frosted window, central heating radiator, low level WC, vanity top wash basin, tiled splash back and laminate floor.

Reception Room

15'8 x 14'4 (4.78m x 4.37m)

Two UPVC double glazed windows, central heating radiator, TV point, laminate floor, stairs to first floor and door to kitchen.

Kitchen

14'5 x 8'5 (4.39m x 2.57m)

UPVC double glazed window, central heating radiator, white wall and base units, laminate worktops, integrated single oven, four ring gas hob, extractor hood, stainless steel splash back, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, plumbed for washing machine, space for fridge freezer, tiled floor and UPVC French doors to conservatory.

Conservatory

11'3 x 10'6 (3.43m x 3.20m)

UPVC double glazed windows, tiled floor and UPVC French doors to rear.

First Floor

Landing

7'7 x 5'9 (2.31m x 1.75m)

UPVC double glazed window, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

14' x 8'5 (4.27m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'3 x 5'9 (3.12m x 1.75m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

6'1 x 6' (1.85m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin, panelled bath with electric feed shower over, extractor fan, tiled elevation and tiled floor.

External

Front

Laid to lawn garden, bedding areas and paved driveway.

Rear

Enclosed laid to lawn garden, bedding areas and paved patio.

