



PROCTORS

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19 Kirkstone Avenue, Blackburn, BB2 5HJ

"Offers Over" £200,000

A mature semi-detached house situated in this well established residential area at Cherry Tree. The well proportioned living accommodation has the benefit of two reception rooms, a fully fitted kitchen, three bedrooms and a three-piece bathroom with shower. It has internal access to a utility room and boiler room (part of the original garage). It has gas central heating & PVC double glazing. Externally, there are garden areas to the front & rear, with a garage to the front. In our opinion, this is an ideal family property.



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TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

PVC double glazed windows & door

ENTRANCE HALL

Radiator, storage cupboard

LOUNGE

13' 8" x 11' 17" (4.17m x 3.78m) Living flame gas fire in fire surround, PVC double glazed window, radiator

DINING ROOM

11' 11" x 8' 10" (3.63m x 2.69m) PVC double glazed window, radiator

FULLY FITTED KITCHEN

13' 3" x 8' (4.04m x 2.44m) Wall & floor units including drawers, built in oven, gas hob, extractor, radiator, tiled floor, cupboard understairs, PVC double glazed window, single drainer bowl 1/2 sink unit

UTILITY ROOM

9' 3" x 7' 9" (2.82m x 2.36m)

BOILER ROOM

Gas fired central heating boiler unit, door to rear garden

STAIRS TO FIRST FLOOR

LANDING

PVC double glazed window



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	70c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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BEDROOM ONE

13' 5" x 11' 9" (4.09m x 3.58m) PVC double glazed window, radiator

BEDROOM TWO

11' 10" x 9' 9" (3.61m x 2.97m) PVC double glazed window, radiator

BEDROOM THREE

9' x 7' 11" (2.74m x 2.41m) PVC double glazed window, radiator

THREE-PIECE BATHROOM

8' 11" x 5' 4" (2.72m x 1.63m) Panelled bath with shower & screen, wash basin, WC, 2 x PVC double glazed windows, radiator/towel rail, tiled walls

OUTSIDE

Gardens to the front & rear, driveway to the front

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. 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.

