



PROCTORS

ESTATE AGENTS

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36 Buckthorn Lane, Blackburn, BB2 5AR

£265,000

A very impressive and deceptively spacious modern semi-detached house situated on this much sought after residential development off Gib Lane. The accommodation is arranged over 3 floors and has 4 bedrooms (one with an en-suite shower room), along with a family bathroom and ground floor cloakroom. There is an attractive lounge and fully fitted dining kitchen. Gas central heating and PVC double glazing are both installed. Externally, there are well laid gardens to the front and rear with a driveway to the side suitable for 3 cars, leading to a detached garage. All local amenities are within the immediate area and the property is also convenient for all surrounding towns, local schools and the motorway network. Viewing is highly recommended.



36 Buckthorn Lane, Blackburn

TENURE

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

ACCOMMODATION

ENTRANCE HALL

Radiator, PVC double glazed window

TWO PIECE CLOAKROOM

Wash basin, WC, radiator, PVC double glazed window

LOUNGE

15' x 11' 6" (4.57m x 3.51m) Radiator, PVC double glazed window, cupboard under the stairs

FULLY FITTED DINING KITCHEN

15' 9" x 9' 10" (4.8m x 3m) Wall and floor units including drawers, built in oven, gas hob, extractor, built in fridge, freezer, dishwasher, plumbed for washer, gas fired central heating boiler unit, radiator, PVC double glazed french doors, PVC double glazed window

STAIRS TO FIRST FLOOR LANDING

Radiator, PVC double glazed window

BEDROOM ONE

9' x 7' 5" (2.74m x 2.26m) Radiator, PVC double glazed window

BEDROOM TWO

12' x 9' 5" (3.66m x 2.87m) Radiator, PVC double glazed window

BEDROOM THREE

8' 10" x 6' 2" (2.69m x 1.88m) Radiator, PVC double glazed window

THREE PIECE BATHROOM

Panelled bath with shower and screen, wash basin, WC, radiator, PVC double glazed window



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	84b

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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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STAIRS TO SECOND FLOOR

MASTER BEDROOM

22' 6" x 16' (6.86m x 4.88m) Fitted wardrobes, radiator, 2 PVC double glazed windows

EN SUITE SHOWER ROOM

Walk in shower, wash basin, WC, radiator, tiled walls

OUTSIDE

Gardens to the front and rear, driveway, garage with power and light

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.



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