



PROCTORS

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10 The Dene, Blackburn, BB2 7QS

"Offers Over" £250,000

A modern detached house, enjoying a cul-de-sac location in this much sought-after residential area of Beardwood. The accommodation has 3 bedrooms (one with fitted wardrobes and one with an en suite), a family bathroom, lounge, dining room, conservatory, fully fitted breakfast kitchen, separate utility room and two-piece cloaks. It has gas central heating and PVC double glazing. There are garden areas to the front and rear with a driveway leading to an integral garage. The property offers good potential and scope for extension.



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TENURE

TBA

ACCOMMODATION

ENTRANCE HALL

Radiator, PVC double glazed window

TWO PIECE CLOAKS

Wash basin, WC, radiator, PVC double glazed window, fully tiled walls

LOUNGE

11' 4" x 15' (3.45m x 4.57m) into PVC double glazed window, gas fire with fire surround, two radiators, open to ;

DINING ROOM

11' 3" x 8' 10" (3.43m x 2.69m) Radiator, double glazed patio doors

CONSERVATORY

10' x 9' 9" (3.05m x 2.97m) PVC double glazed windows, PVC double glazed French doors, tiled floor

FULLY FITTED BREAKFAST KITCHEN

15' 5" x 9' 1" (4.7m x 2.77m) Wall and floor units including drawers, built in double oven, gas hob, extractor, stainless steel drainer sink unit, radiator, breakfast bar, built in fridge, storage cupboard

UTILITY ROOM

7' 9" x 7' 5" (2.36m x 2.26m) Stainless steel sink drainer unit, radiator, PVC double glazed window and door, plumbed for washer + dryer, access to garage

FIRST FLOOR LANDING

Loft access

BEDROOM 1

11' 4" x 13' 10" (3.45m x 4.22m) PVC double glazed bay window, fitted wardrobes with matching drawers, double radiator

EN SUITE BATHROOM

Panelled bath with shower over, wash basin, WC, PVC double glazed window, radiator, fully tiled walls

BEDROOM 2

11' 4" x 10' 4" (3.45m x 3.15m) Fitted wardrobes and cupboards, radiator, PVC double glazed window



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	58d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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BEDROOM 3

9' 2" x 7' 4" (2.79m x 2.24m) Radiator, PVC double glazed window, laminate floor

FULLY TILED FAMILY BATHROOM

Panelled bath with shower over, wash basin, WC, tiled floor, PVC double glazed window

OUTSIDE

Gardens front and rear, garden shed

INTEGRAL GARAGE

16' 10" x 8' 2" (5.13m x 2.49m) Gas central heating boiler unit

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.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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