



3 Woodside Grove, Blackburn, BB2 4QP

"Offers In Region Of" £180,000

An attractive, modern semi-detached true bungalow, enjoying a quiet cul-de-sac, located in this sought after residential area at Livesey. The property enjoys good views to the front and the surrounding area and towards Billinge woods. The accommodation has a lounge, fully fitted dining kitchen, conservatory, two bedrooms (one with fitted wardrobes) and a fully tiled three-piece bathroom. It has gas central heating & PVC double glazing. Externally, there are gardens to the front & rear, with a block paved driveway to the side, leading to a detached garage with electric up & over door. Viewing is recommended.



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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 HALL

PVC front door, radiator, loft access - pull-down ladder (with power & light)

LOUNGE

14' 11" x 10' 4" (4.55m x 3.15m) Electric fire in fire surround, radiator, PVC double glazed window, good outlooks

FULLY FITTED KITCHEN

14' 5" x 10' 5" (4.39m x 3.18m) Wall & floor units, stainless steel single drainer sink unit, built in oven, gas hob, radiator, 2 x built in cupboards, PVC double glazed window & door

CONSERVATORY

11' 9" x 5' 10" (3.58m x 1.78m)

BEDROOM ONE

11' 6" x 9' 2" (3.51m x 2.79m) Radiator, PVC double glazed window, fitted wardrobes

BEDROOM TWO

9' 3" x 8' 1" (2.82m x 2.46m) Radiator, PVC double glazed window, good outlooks

THREE-PIECE BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m) Panelled bath with shower over, wash basin, WC, fully tiled walls & floor, PVC double glazed window, laminate ceiling, vertical radiator

OUTSIDE

Low maintenance gardens to the front & rear, block paved driveway to side

GARAGE

Electric up & over door

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.



Tenure	Freehold
Ground Rent	
Council Tax Band	Band C
Local Authority	
EPC Rating	67D

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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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.



Proctors Darwen

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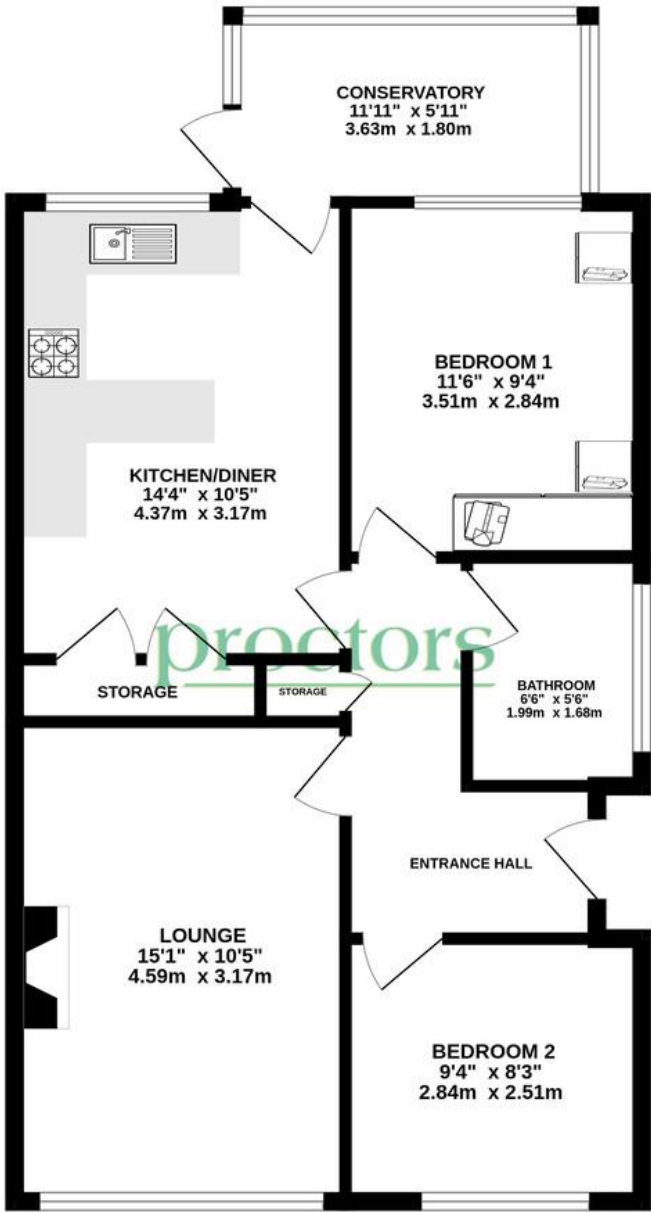
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GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



3 WOODSIDE GROVE - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		