



PROCTORS

ESTATE AGENTS

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Pinewood, Blackburn

£190,000

An attractive and well presented modern semi detached dormer house situated in this very popular and convenient residential development on Holly Tree Village, off Livesey Branch Road. The property provides versatile accommodation with a lounge, fully fitted kitchen, utility room/shower room, 3 bedrooms (2 ground floor rooms) and a three piece family bathroom. It has gas central heating and PVC double glazing. Externally, there are low maintenance gardens to the front and rear with a driveway which could accommodate several vehicles, leading to a detached garage. Viewing is highly recommended to fully appreciate.



Pinewood, Blackburn

TENURE

We have been advised that the property is Freehold.

ACCOMMODATION

DOWNSTAIRS SHOWER ROOM/UTILITY

Walk in shower, wash basin, PVC double glazed windows and door, laminate floor, plumbed for washer, radiator, gas fired central heating boiler unit.

INNER HALL

Built in cupboard

BEDROOM

10' 6" x 9' 8" (3.2m x 2.95m) Fitted wall to wall wardrobes, double radiator, PVC double glazed window, laminate floor

DINING ROOM/BEDROOM

10' 5" x 8' 5" (3.18m x 2.57m) PVC double glazed patio doors, laminate floor

LOUNGE

17' 3" x 11' 6" (5.26m x 3.51m) Laminate floor, double radiator, PVC double glazed window

ENTRANCE HALL

PVC front door, laminate floor

FULLY FITTED KITCHEN

12' 6" x 8' (3.81m x 2.44m) Wall and floor units including drawers, Neff built in appliances, double oven, de dietrich induction hob, stainless steel sink drainer unit, double radiator, tiled floor, 2 PVC double glazed windows, spotlighting, built in fridge freezer, larder unit.

FIRST FLOOR LANDING

Storage cupboard



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	67

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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THREE PIECE BATHROOM

Corner bath with shower over, wash basin, WC, tiled walls and floor, PVC double glazed window, spotlighting, loft access

BEDROOM

12' x 11' 6" (3.66m x 3.51m) Fitted wardrobes, (access to loft), radiator, PVC double glazed window

OUTSIDE

Gardens front and rear, driveway, parking for several cars, garage (17'9x10) up and 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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		