



PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



West Court, Buncer Lane, Blackburn

“Offers Over” £625,000

A rare opportunity to acquire a unique detached house in this much sought after residential area, off Billinge End Road, close to the popular schools such as Westholme, Tauheedul and Witton Park High School. Constructed by Wm Livesey & Sons in the 1930s this mature detached house enjoys a sought after location and is offered with an adjoining building plot with the benefit of planning permission for a detached dwelling.

The house was constructed to high standards using quality materials and includes a Westmorland slate roof and solid oak flooring. It has the benefit of two attractive reception rooms, a solid wood fully fitted dining kitchen, four bedrooms, a fully tiled bathroom, separate WCs on both ground and first floor and a boiler room. It has gas central heating and PVC double glazing.



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Externally there are low maintenance gardens, well proportioned gardens to the front and rear. There is a driveway leading to a substantial garage at the rear with adjoining studio/home office.

In our opinion this is an exceptional property which offers excellent potential to develop the adjoining plot for prospective purchasers with extended families. Viewing is highly recommended to fully appreciate.

TENURE

We are advised the property is Freehold

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Solid oak flooring, radiator, recess understairs

LOUNGE

23' 4" x 12' 0" (7.11m x 3.66m) Living flame gas fire in slate fireplace with original wood fire surround, three PVC double glazed windows and bi-folding doors to the rear garden, solid oak flooring

SITTING ROOM

12' 4" x 14' 9" (3.76m x 4.5m) Into PVC double glazed bay window, two side windows, fireplace with stove, radiator

DINING KITCHEN

15' 8" x 10' 4" (4.78m x 3.15m) Full range of wall and floor units including drawers and larder unit, twin Belfast sink unit, fridge, freezer, concealed washer and dryer, PVC double glazed window, radiator, spotlighting, underfloor heating

TWO PIECE CLOAKROOM

Wash basin, WC, radiator

REAR VESTIBULE

With storm door

STAIRS TO FIRST FLOOR LANDING

Half turn staircase, PVC double glazed window, radiator

BATHROOM

Panelled bath, telephone shower handset, wash basin, PVC double glazed window, fully tiled walls, radiator, loft access with ladder, light and power



Tenure	Freehold
Ground Rent	
Council Tax Band	Band F
Local Authority	
EPC Rating	60

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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SEPARATE WC

PVC double glazed window, fully tiled walls

BEDROOM ONE

12' 5" x 11' 11" (3.78m x 3.63m) Wash basin, radiator, PVC double glazed window

BEDROOM TWO

14' 10" x 12' 3" (4.52m x 3.73m) Radiator, PVC double glazed window

BEDROOM THREE

11' 11" x 10' 7" (3.63m x 3.23m) Radiator, PVC double glazed window, vanity wash basin, built in wardrobe

BEDROOM FOUR

7' 2" x 5' 10" (2.18m x 1.78m) PVC double glazed window

BOILER ROOM

Baxi gas fired central heating boiler, radiator, PVC double glazed window, tiled walls

OUTSIDE

Mature, manageable gardens, flagged patio, lawn, driveway leading to;

GARAGE

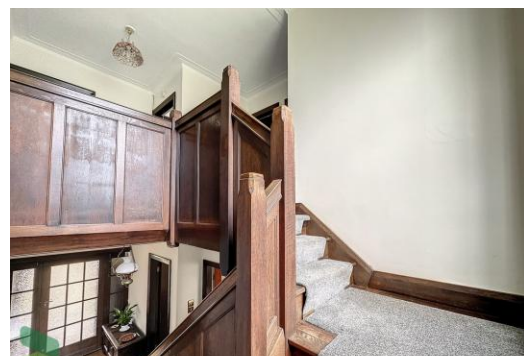
17' x 10' 0" (5.18m x 3.05m)

ADJOINING STUDIO

17' 3" x 10' 0" (5.26m x 3.05m) PVC double glazed window, sliding patio doors

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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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		
55-68	D	60 D	78 C
39-54	E		
21-38	F		