



PROCTORS

ESTATE AGENTS

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Whinney Lane, Blackburn

Offers Over £245,000

An attractive, mature semi-detached house situated in this much sought after residential locality on the Mellor side of Ramsgreave Drive. It is convenient for all surrounding towns, having immediate access onto the regions major road network including M6 and M65 motorways.

The property provides extended living accommodation with the benefit of four bedrooms, two reception rooms including an extended large, fully fitted kitchen, four piece bathroom and ground floor two piece cloakroom. It has gas central heating and double glazing.

There is internal access to an integral garage and mature gardens to the front and rear and a driveway to the front. Viewing is highly recommended to fully appreciate.



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ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Attractive leaded glazed door to entrance hall, radiator, cupboard under stairs, door to garage

TWO PIECE CLOAKROOM

Wash basin, WC

DINING ROOM

11' 11" x 14' 1" (3.63m x 4.29m) into bay window, radiator, living flame gas fire, double glazed window

LARGE LOUNGE

23' 5" x 11' 2" (7.14m x 3.4m) patio doors, side window, double radiator, living flame gas fire, with cast iron insert and wood fire surround, wall lighting

FULLY FITTED BREAKFAST KITCHEN

12' 10" x 8' 7" (3.91m x 2.62m) Wall and floor units including drawers, built in oven, hob, extractor, two double glazed windows, double radiator, stainless steel single drainer sink unit, gas fired central heating boiler

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

12' 5" x 11' 1" (3.78m x 3.38m) Radiator, double glazed window

BEDROOM TWO

16' 2" x 9' 7" (4.93m x 2.92m) Fully fitted wardrobes with matching drawers, three windows, radiator

BEDROOM THREE

12' 10" x 11' 2" (3.91m x 3.4m) Radiator, laminate flooring



Tenure	Unknown
Ground Rent	
Council Tax Band	Band D
Local Authority	
EPC Rating	TBC

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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BEDROOM FOUR

7' 7" x 6' 11" (2.31m x 2.11m) Fitted wardrobes, built in cupboards, radiator

FAMILY BATHROOM

9' 4" x 7' 6" (2.84m x 2.29m) Four piece - Panelled bath with walk in shower, wash basin, WC, airing cupboard with radiator

OUTSIDE

Gardens front and rear with large shed

GARAGE

17' 10" x 9' 7" (5.44m x 2.92m) Driveway leading to garage with electric up and over door, plumbed for washer



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