



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



82 Kings Road, Blackburn

£145,000

A well presented mature semi-detached house which has been extended and provides very attractive living accommodation. Situated in this popular and convenient residential area with local amenities including primary and secondary schools nearby on Livesey Branch Road and in Mill Hill. The accommodation has a lounge, a dining room that opens into a fully fitted kitchen. there are two bedrooms (one with fitted wardrobes) and a fully tiled three piece shower room. Gas central heating, and PVC double glazing are both installed. There are garden areas to the front and rear (privately enclosed) and a drive to the side and front. Viewing recommended

ENTRANCE HALL

Radiator, PVC front door



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LOUNGE

12' 1" x 15' 6" (3.68m x 4.72m) Into PVC double glazed bay window, single radiator, electric fire

DINING ROOM

15' 6" x 8' 6" (4.72m x 2.59m) PVC double glazed window and door, radiator, under stairs storage housing gas fired central heating boiler, open to

FULLY FITTED KITCHEN

14' 8" x 9' 4" (4.47m x 2.84m) Wall and floor units with drawers, gas fired central heating boiler, built in oven and microwave, hob, extractor fan, stainless steel single sink and drainer, spotlights, PVC patio doors.

FIRST FLOOR LANDING

Radiator, PVC door, loft access with pull down ladder

BEDROOM ONE

13' x 10' 2" (3.96m x 3.1m) PVC double glazed bay window, fitted wall to wall wardrobes, double radiator

BEDROOM TWO

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

THREE PIECE SHOWER ROOM

walk in shower, wash basin, w.c, fully tiled walls and flooring, PVC window, radiator/towel rail, spotlights

OUTSIDE

gardens front and rear - privately enclosed to rear, timber shed, driveway to front and side



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band B
Blackburn with Darwen Borough Council
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 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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