



PROCTORS

ESTATE AGENTS

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5 Cockridge Avenue, Blackburn

Offers over £250,000

An attractive, modern detached house of contemporary design situated on the recent residential development in a popular and convenient residential area off Livesey Branch Road, within easy reach of all amenities, all surrounding towns and the motorway network. This property provides well presented 'neutral' living accommodation and has a lounge, fully fitted dining kitchen, 2 piece cloakroom on the ground floor, 3 bedrooms (one with ensuite shower room) and a 3 piece family bathroom. It has gas central heating, PVC double glazed windows and tiled floors on the ground floor. There is a drive away at the rear and a private garden. Viewing is highly recommended.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.



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ACCOMMODATION

ENTRANCE HALL

Tiled floor, PVC double glazed window, radiator, cupboard understairs

2 PIECE CLOACKROOM

Wash basin, WC, radiator, tiled floor

LOUNGE

16' 3" x 10' 4" (4.95m x 3.15m) 3 PVC double glazed windows, radiator

FULLY FITTED DINING KITCHEN

16' 3" x 9' 10" (4.95m x 3m) Wall and floor units, gas hob, built in oven, extractor, fridge freezer, dishwasher, tiled floor, PVC double glazed windows and french door, spotlighting, boiler cupboard with gas fired central heating boiler unit

FIRST FLOOR

SPACIOUS LANDING

Radiator, PVC double glazed window, storage cupboard, velux double glazed window, loft access

BEDROOM ONE

10' 4" x 8' 6" (3.15m x 2.59m) Radiator, PVC double glazed window

EN-SUITE SHOWER ROOM

Shower, wash basin, WC, PVC double glazed window, tiled floor

BEDROOM TWO

10' x 8' 8" (3.05m x 2.64m) Radiator, 2 PVC double glazed windows

BEDROOM THREE

9' 11" x 7' 3" (3.02m x 2.21m) 2 PVC double glazed windows, radiator

THREE PIECE FAMILY BATHROOM

Panelled bath, shower and screen, wash basin, WC, chrome radiator and towel rail, PVC double glazed window, spotlighting

OUTSIDE

Driveway to the rear, private garden

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

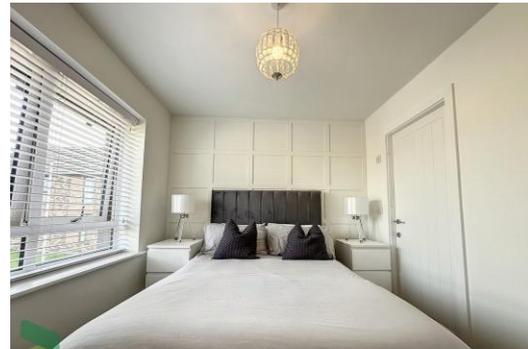


Tenure	Freehold
Ground Rent	
Council Tax Band	Band C
Local Authority	
EPC Rating	83B

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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WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Darwen

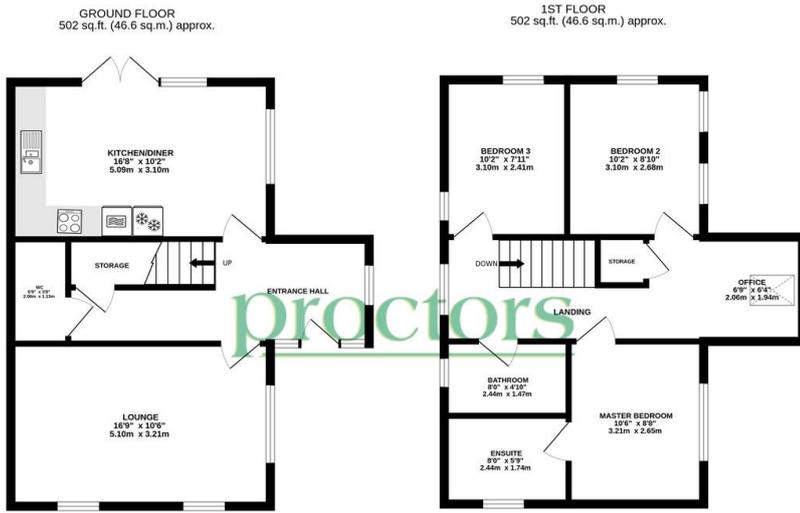
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5 COCKRIDGE AVENUE - MARKETED BY PROCTORS ESTATE AGENTS
 TOTAL FLOOR AREA: 1004 sq.ft. (93.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other 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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		