



PROCTORS

ESTATE AGENTS

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The Glade, Blackburn

£235,000

Internal inspection is essential to fully appreciate this modern detached house enjoying a cul-de-sac location in this much sought after residential development of Oakdale. The extended living accommodation has the "wow" factor with a very impressive open plan lounge and fully fitted kitchen including breakfast and dining areas. There are three double bedrooms (one with en-suite shower room) and a 3 piece family bathroom. There is a separate ground floor sitting room/play room along with a WC and utility room. It has gas central heating, PVC double glazed windows and Velux windows to the extension. Externally there are low maintenance gardens to the rear which include a garden room which has been used as a home gym but could be used as a playroom/office or entertaining room. *No Chain*



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ENTRANCE HALL

SITTING ROOM

10' 5" x 9' 6" (3.18m x 2.9m) PVC double glazing, radiator

UTILITY ROOM

PVC double glazing, chrome radiator

SEPARATE WC

OPEN-PLAN LIVING/KITCHEN ROOM

19' 1" x 18' 9" (5.82m x 5.72m) Full range of wall & floor units including drawers, built in double oven, microwave, hob, extractor, breakfast bar peninsula island with units including wine rack, single drainer sink unit, mixer tap, 2 Velux double glazed windows, 2 PVC double glazed windows, spotlighting, wood burning stove, laminate floor, radiator

FIRST FLOOR LANDING

PVC double glazed window, radiator, boarded loft with pull down ladder, boiler cupboard

3 PIECE FAMILY BATHROOM

Panelled bath with shower above, wash basin, WC, PVC double glazed window, radiator/towel rail

BEDROOM ONE

11' 11" x 9' 9" (3.63m x 2.97m) 2 sets of fully fitted wardrobes with cupboards, matching drawers, radiator, 2 PVC double glazed windows

EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, fully tiled walls & floor, chrome radiator

BEDROOM TWO

10' 1" x 9' 3" (3.07m x 2.82m) Radiator, PVC double glazed window

BEDROOM THREE

9' 6" x 7' (2.9m x 2.13m) Radiator, PVC double glazed window

OUTSIDE

Low maintenance rear garden, decked areas, double driveway to the front, garage

GARDEN ROOM

10' 9" x 8' 6" (3.28m x 2.59m) Power, light, electric radiator, laminate floor



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	71c

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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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.



Proctors Blackburn

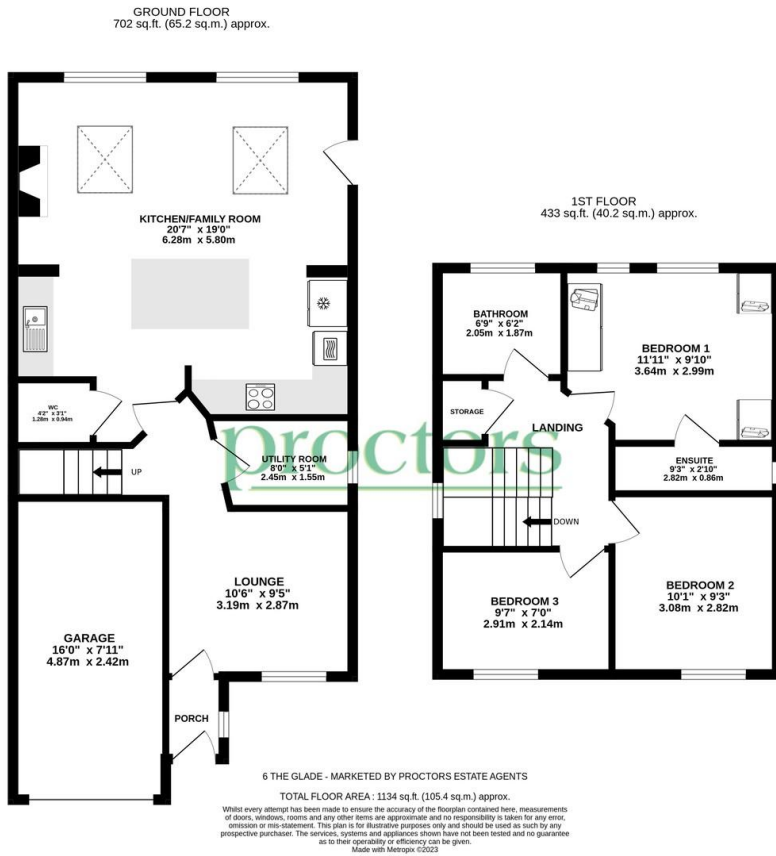
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		