



## 36 Dale View, Blackburn

**Offers over £250,000**

A very well presented modern detached house enjoying a corner position at the head of this popular and convenient cul-de-sac and bordering playing fields to the rear. The accommodation has three bedrooms (one with an en-suite shower room), a fully tiled three-piece family bathroom with shower, the ground floor offers an entrance hall, cloakroom/WC, a stylish lounge, a recently fitted dining kitchen with high-gloss units and integrated appliances. Gas central heating (boiler approx 2 years old), PVC double glazed windows (4 years old, FENSA certificate available) and also has the benefit of solar panels which results in minimal utility bills and also provides an annual income. Externally, there are gardens to the front and rear (the latter private and borders playing fields at the rear). There is a driveway leading to a detached garage. The property is within easy reach of both Blackburn and Darwen and is also close to Junction 4 of the M65. Viewing is highly recommended.



## 36 Dale View, Blackburn

### LOCATION

From Darwen town centre leave on Blackburn Road on the A666 towards Blackburn, continue on Blackburn Road through the main traffic lights to the motorway, past Darwen Vale High School, at the next set of traffic lights (just after the Golden Cup Public House) turn right on to Dale View.

### TENURE

We are advised by the vendor that the property is Leasehold (approximately £75 p.a. 999 year lease). Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE HALL

Composite front door, radiator

#### CLOAKROOM/WC

PVC double-glazed window, low level WC, vanity wash hand basin with storage below, heated towel rail, part tiled elevations

#### LIVING ROOM

15' 4" x 12' 2" (4.67m x 3.71m) PVC double-glazed window, radiator, feature fireplace with cast iron inset, living flame gas fire, radiator, new LVT laminate flooring

#### RECENTLY FITTED DINING KITCHEN

15' 9" x 10' 5" (4.8m x 3.18m) High-gloss fitted wall and floor units including drawers, stainless steel single drainer sink unit with mixer tap, stainless steel four ring gas hob, built in oven, stainless steel extractor hood, plumbed for automatic washing machine, integrated fridge-freezer, under stairs storage cupboard with power point and wall mounted gas fired central heating boiler unit (approximately 2 years old), PVC double-glazed window, PVC double-glazed exterior double doors

#### FIRST FLOOR

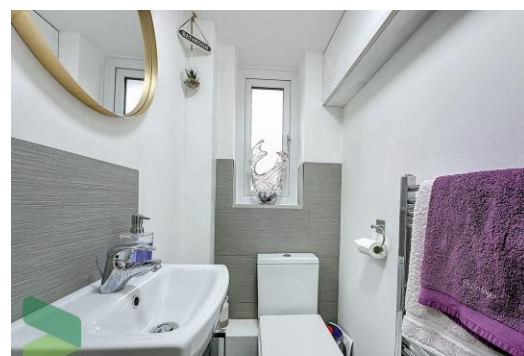
Landing, PVC double-glazed window, loft access via drop-down ladder and boarded

#### BEDROOM 1

12' 8" x 12' 2" (3.86m x 3.71m) Two PVC double-glazed windows, radiator, open through to;

#### EN SUITE SHOWER ROOM

Glazed and tiled shower enclosure, pedestal wash hand basin, part tiled elevations, extractor fan, built in cupboard, heated towel rail



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
£75.00 p.a.  
Band C  
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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### BEDROOM 2

9' 5" x 8' 3" (2.87m x 2.51m) PVC double-glazed window, radiator

### BEDROOM 3

8' 4" x 5' 8" (2.54m x 1.73m) PVC double-glazed window, radiator

### FAMILY BATHROOM

Panelled bath with mixer tap, shower and screen over, vanity wash hand basin with storage below, low level WC, heated towel rail, fully tiled elevations, PVC double-glazed window

### OUTSIDE

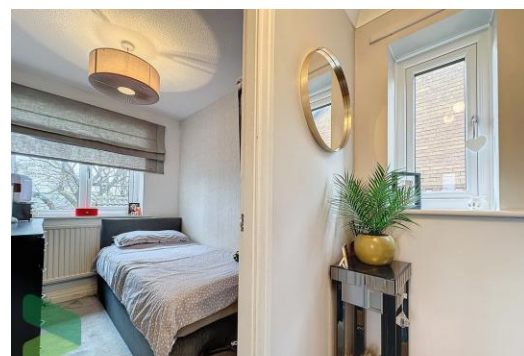
Driveway providing off road parking for 3 cars, in addition there is a walled garden area that could be adapted to provide additional parking (will require relevant permissions). The rear garden is easy to maintain, is private, borders playing fields. In addition there is a large shed to the side of the property.

### BRICK BUILT DETACHED GARAGE

Up and over door

### 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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