



# PROCTORS

ESTATE AGENTS

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## 32 Warrenside Close, Blackburn

**"Offers Over" £430,000**

A superb modern detached house enjoying an excellent, large corner plot in this sought after residential area on the outskirts of town, adjacent to open countryside yet within walking distance of local amenities, train station, primary and secondary schools.

The property has been extended and decorated to a high standard with K rend to the front and rear. It has large family sized living accommodation with two attractive reception rooms, a fully fitted dining kitchen, large utility room and cloakroom on the ground floor and four double bedrooms and two shower rooms (one en-suite) on the first floor. It is well presented throughout, has gas central heating and PVC double glazing.

The property has the most impressive garden areas with Indian stone paving, lawns, decking and gravelled paths, which are larger than average and have the "wow" factor. There is a front and side garden with mature trees with a large double block paved driveway leading to a double garage. The property has most impressive south facing garden areas enjoying full sun all day. This is an excellent property and should be viewed to fully appreciate.



## 32 Warrenside Close, Blackburn

### ACCOMMODATION

#### ENTRANCE HALL

Karndean flooring, radiator, PVC front door, under stairs cupboard

#### TWO PIECE CLOAKROOM

Fitted units incorporating a wash basin & WC, PVC double glazing, radiator, laminate flooring

#### LOUNGE

18' 6" x 12' 11" (5.64m x 3.94m) Living flame gas fire in fire surround, TV and telephone points, 2 x radiators, PVC double glazed window, double doors to

#### DINING ROOM/SITTING ROOM

18' 4" x 12' 11" (5.59m x 3.94m) Large PVC double glazed window & PVC double glazed french doors giving excellent views to the rear garden and access to the patio area, spotlighting, 2 x radiators, TV point

#### FULLY FITTED DINING KITCHEN

13' 5" x 11' 10" (4.09m x 3.61m) Wall & floor units including drawers with under counter lighting, integrated dishwasher & fridge, built in oven & grill, induction hob, extractor, twin bowl sink unit with mixer tap, spotlighting, radiator

#### UTILITY ROOM

9' 1" x 9' 3" (2.77m x 2.82m) Fitted base units, single drainer sink unit, 2 x PVC double glazed windows & door leading to garden, plumbed for washer & dryer, electric wall heater, door to garage

#### FIRST FLOOR

#### LANDING

Loft, part boarded with lighting, housing the Combi Boiler which supplies instant hot water and heating

#### MASTER BEDROOM

14' 6" x 12' 10" (4.42m x 3.91m) TV & telephone point, walk in wardrobe with shelving & lighting, PVC double glazed window, radiator, good outlooks

#### EN-SUITE

Three piece shower room: walk in shower, wash basin, WC, fully tiled walls, laminate ceiling with spotlighting, fitted units, towel radiator, extractor fan

#### BEDROOM TWO

12' 10" x 9' 10" (3.91m x 3m) Radiator, PVC double glazed window, spotlighting



Tenure	Leasehold
Ground Rent	
Council Tax Band	Band E
Local Authority	
EPC Rating	74C

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 THREE

11' 11" x 8' 7" (3.63m x 2.62m) Radiator, PVC double glazed window, good views

### BEDROOM FOUR

11' 11" x 6' 9" (3.63m x 2.06m) Radiator, PVC double glazed window

### FAMILY SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, laminate ceiling with spotlighting, chrome radiator/towel rail, fitted units, extractor fan

### OUTSIDE

Large gardens -

Rear garden:

Impressive large Indian Stone patio with lighting and illuminated paths leading to additional seating areas. Large lawn bordered with established shrubs & trees. Decked, patio, private tree screening, water feature, outside tap, shed

To the front of property:

Front garden, block paved driveway

### DOUBLE GARAGE

18' 7" x 18' 4" (5.66m x 5.59m) Twin up & over doors, 2 x PVC double glazed windows & door, power & light, includes storage cupboards and workbench, door leading to rear garden, additional door giving internal access

### 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

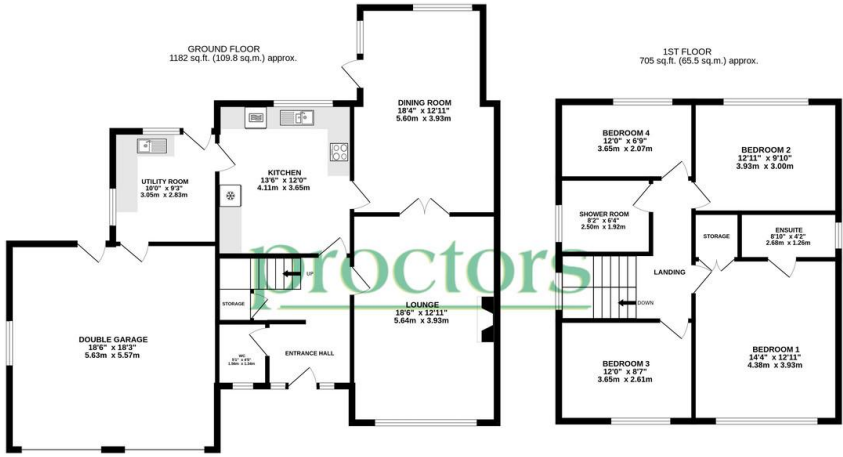
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# 32 Warrenside Close, Blackburn



32 WARRENSIDE CLOSE - MARKETING BY PROCTORS ESTATE AGENTS  
 TOTAL FLOOR AREA - 1887 sq. ft. (175.3 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.  
 Made with Metreps 02/2024



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		