



PROCTORS

ESTATE AGENTS

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Hillcrest Road, Blackburn

'Offers Over' £240,000

A mature semi-detached house enjoying a larger than average corner plot in this much sought after and convenient residential area at Cherry Tree. It is close to the local amenities including rail and bus services, Sainsburys supermarket and is within approximately 200 meters of Pleasington playing fields and Witton Country Park.

The property provides deceptively spacious accommodation with three reception rooms, a large conservatory, fully fitted kitchen, three bedrooms, two-piece bathroom and separate WC. It has gas central heating and PVC double glazed windows. Externally, there are garden areas to the front, side and rear with a detached garage with access from the rear. Viewing is highly recommended.



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TENURE

We are advised by that the property is Freehold but any prospective purchaser should clarify with their solicitor.

ACCOMMODATION

ENTRANCE PORCH

Tiled flooring.

ENTRANCE HALL

Radiator, cupboard under stairs.

LOUNGE

14' 7" x 11' 11" (4.44m x 3.63m) PVC double glazed window, radiator, solid fuel burner.

DINING ROOM

11' 9" x 11' 1" (3.58m x 3.38m) Radiator, PVC double glazed window, French doors to;

CONSERVATORY

18' 6" x 9' 9" (5.64m x 2.97m) PVC double glazed windows, two radiators, PVC double glazed patio doors.

MORNING ROOM

8' 4" x 6' 10" (2.54m x 0m) Radiator, PVC double glazed French doors to conservatory.

KITCHEN

10' 4" x 10' 2" (3.15m x 3.1m) Wall and base units including drawers, built in oven, hob, extractor, plumbed for dishwasher and washing machine, PVC double glazed window, 1 ½ single drainer sink unit with mixer tap, radiator.

STAIRS/LANDING

Loft access.

BEDROOM 1

14' 7" x 9' 1" (4.44m x 2.77m) PVC double glazed bay window, radiator, built in wardrobes.

BEDROOM 2

12' 1" x 12' 1" (3.68m x 3.68m) PVC double glazed window, radiator, built in wardrobes

BEDROOM 3

6' 11" x 8' 6" (2.11m x 2.59m) PVC double glazed window, radiator.



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band C
Blackburn with Darwen Borough Council
68

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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SEPARATE WC

PVC double glazed window, WC.

TWO PIECE BATHROOM

Panelled bath with shower over, PVC double glazed window, radiator.

OUTSIDE

Gardens to front and rear, with driveway to the side, large garage to the rear.

GARAGE

19' 1" x 9' 6" (5.82m x 2.9m)

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