



PROCTORS

ESTATE AGENTS

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21 Kingsley Close, Blackburn, BB2 5FB

£285,000

An attractive modern detached house enjoying a quiet cul-de-sac location in this popular residential area of Feniscowles, close to local schools, easy access to the motorway network at J3 of M65 and with walks along the Leeds Liverpool canal nearby. The accommodation has 3 double bedrooms (one with en suite shower room), a family bathroom, a lounge, fully fitted dining kitchen, a large conservatory and a two piece cloak room. It has PVC double glazing and gas central heating. Externally, there are gardens to the rear, a driveway to the front leading to an integral garage which has internal access and possibly could be converted for additional ground floor accommodation.



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TENURE

To be confirmed

ACCOMMODATION

Entrance Hall

Door to garage

LIVING ROOM

15' 10" x 10' 3" (4.83m x 3.12m) Living flame gas fire in fire surround, PVC double glazed window, double radiator, laminate floor

TWO PIECE CLOAKS

0m x 0m) WB, WC, PVC double glazed window, radiator

FULLY FITTED DINING KITCHEN

18' 7" x 8' 5" (5.66m x 0m) Wall and floor units including drawers, stainless steel sink drainer unit, built in oven, gas hob, extractor, dishwasher, fridge, freezer, PVC double glazed windows, 2 radiators, tiled floor

CONSERVATORY

18' 0" x 9' 3" (5.49m x 2.82m) PVC double glazed window and french doors, tiled floor

FIRST FLOOR LANDING

PVC double glazed window

BEDROOM 1

12' 8" x 10' 11" (3.86m x 0m) Full range of fitted wardrobes, radiator, PVC double glazed window

EN SUITE SHOWER ROOM

Walk in shower, wash basin, WC, radiator, PVC double glazed window

BEDROOM 2

15' 4" x 10' 4" (4.67m x 0m) Radiator, PVC double glazed window

BEDROOM 3

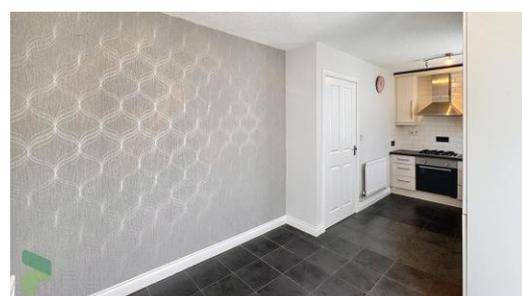
10' 3" x 8' 0" (3.12m x 2.44m) Radiator, PVC double glazed window

FAMILY BATHROOM

Panelled bath with shower over, wash basin, WC, PVC double glazed window, radiator, airing cupboard

GARAGE

18' 4" x 7' 9" (5.59m x 2.36m) Gas fired central heating boiler unit, plumbed for washer



Tenure	Unknown
Ground Rent	
Council Tax Band	Band C
Local Authority	
EPC Rating	72

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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Outside

Gardens to the front and rear, driveway to the front leading to the garage

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.

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		