



**92 Beechwood Drive, Blackburn, BB2 5AX**

**“Offers Over” £180,000**

A modern semi-detached dormer house, enjoying a corner plot in this well-established, popular and convenient residential area, off Livesey Branch Road. The property has a through lounge with dining area, fully fitted kitchen, three bedrooms and a three-piece shower room. It has gas central heating and PVC double glazing. Externally, there are garden areas to the front, side and rear, with a detached garage with access from the rear. The property offers good potential.



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### TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

### ACCOMMODATION

#### ENTRANCE HALL

PVC door, double radiator, storage cupboard under stairs

#### THROUGH LOUNGE WITH DINING AREA

23' 3" x 10' 1" > 7' 11" (7.09m x 3.07m) PVC double glazed window, radiator, gas fire, PVC double glazed patio doors to;

#### CONSERVATORY

9' x 8' (2.74m x 2.44m) PVC double glazed windows, french doors

#### KITCHEN

9' x 6' (2.74m x 1.83m) Wall and floor units including drawers, stainless steel sink drainer unit, PVC double glazed window and door, plumbed for washer

#### FIRST FLOOR LANDING

PVC double glazed side window, loft access (boarded with ladder)

#### BEDROOM 1

13' 4" x 8' 2" (4.06m x 2.49m) plus Fitted wardrobes, radiator, PVC double glazed window

#### BEDROOM 2

10' 6" x 8' (3.2m x 2.44m) Radiator, PVC double glazed window

#### BEDROOM 3

7' 6" x 6' 10" (2.29m x 2.08m) Radiator, PVC double glazed window

#### THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, boiler cupboard (gas fired central heating boiler unit)

#### OUTSIDE

Corner plot, gardens to the front, side and rear, lawned areas, paved areas

#### GARAGE

16' 6" x 7' 10" (5.03m x 2.39m) Access from rear



Tenure	Freehold
Ground Rent	
Council Tax Band	Band C
Local Authority	
EPC Rating	66

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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### 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.

### COMPLIANCE

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.



Proctors Darwen

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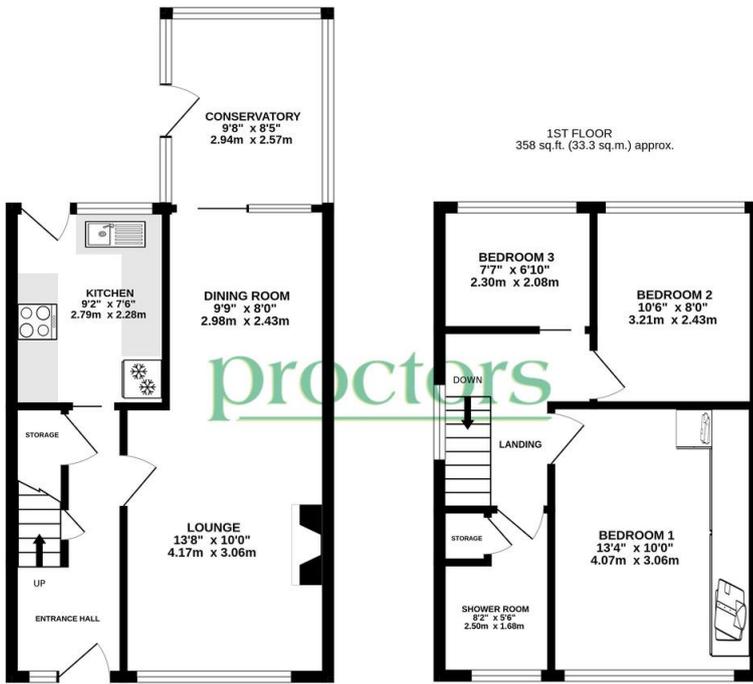
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# 92 Beechwood Drive, Blackburn, BB2 5AX

GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



92 BEECHWOOD DRIVE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		