

**Kentmere Drive, Blackburn, Lancashire. BB2 5HF**

**£210,000 Leasehold**

**REDUCED**



Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA



stones young  
sales & lettings

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME IN DESIRABLE FENISCOWLES LOCATION!\*** Occupying an enviable position on Kentmere Drive stands this attractive, semi detached property, which is presented to the market with no onward chain. This charming property is tastefully decorated and boasts a great standard of accommodation throughout. Early viewing is simply essential.

Upon entering this delightful property you are greeted with an entrance hallway benefitting from storage and housing the stairs leading to the first floor. The elegant, 20ft lounge provides a great space to relax in front of a beautiful, feature brick fireplace and has double doors leading in to the dining room. This bright space is a wonderful area to enjoy with family and has a stunning outlook of the stunning rear garden which is accessible through sliding doors. Stepping in to the kitchen, you'll find ample storage in the form of base and eye level units in a light wood finish, with contrasting dark work surfaces, and plenty of space for free standing and under counter appliances. Double doors provide access from here to the garden. Completing the ground floor is a modern two piece cloakroom.

The spacious master bedroom is located on the first floor which enjoys views over Blackburn and boasts ample space for wardrobes. Two further bedrooms are present, ensuring this property to be ideal for a growing family. Completing this admirable home internally is a fully tiled, three piece family bathroom suite in white, featuring a vanity unit and a mains fed shower over the bath.

Kentmere Drive in Feniscowles is a sought after location due to the excellent amenities within walking distance. The property is situated within the catchment area of highly regarded schools, and bus routes and rail links provide easy access into Blackburn town centre. Driveway parking is present to the front and side of this fantastic, garden fronted home, providing off road parking for several cars, which leads to the garage which benefits from a new roof fitted in June 2023. The rear garden compliments this appealing home beautifully, featuring a flagged patio and a laid to lawn area, creating the perfect combination for all the family to enjoy the outdoors. The garden is bordered with mature trees bringing an element of privacy and tranquillity to this superb space.

High interest is expected for this well appointed property and so early viewing is advised.

## FEATURES

- Beautiful Semi Detached Family Home in Feniscowles
- Spacious Living Accommodation on Offer
- Three Wonderful Bedrooms
- Large Single Garage with Power and Lighting
- Stunning Back Garden Backing on to Woodland
- Driveway Parking
- New Garage Roof Replaced in June 2023
- Council Tax Band C
- Not on a Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Laminate flooring, panel radiator, storage cupboard, stairs to first floor.

#### Lounge

20' 7" x 10' 8" (6.27m x 3.25m)

Carpet flooring, feature brick fireplace, two panel radiators, TV point, double doors to dining room, uPVC double glazed window.

#### Dining Room

10' 11" x 9' 8" (3.33m x 2.95m)

laminate flooring, panel radiator, sliding door leading to garden.

#### Kitchen

19' 8" x 8' 11" (5.99m x 2.72m)

Range of fitted wall and base units and contrasting work surfaces, stainless steel sink and drainer, integral oven, five ring gas hob, space for washing machine, dishwasher and tumble dryer, uPVC french doors to rear garden, tiled flooring, uPVC back door.

#### WC

2 piece in white, WC, sink tiled flooring, heated towel radiator.

### First floor

#### Bedroom 1

12' 3" x 10' 8" (3.73m x 3.25m)

Double bedroom, carpet flooring, panel radiator, TV point, UPVC double glazed window.

#### Bedroom 2

10' 11" x 8' 6" (3.33m x 2.59m)

Double bedroom, carpet flooring, panel radiator, uPVC double glazed window.

#### bedroom 3

10' 0" x 9' 0" (3.05m x 2.74m)

Single bedroom, laminate flooring, panel radiator, tv point, storage cupboard, uPVC double glazed window,

#### Bathroom

8' 11" x 5' 5" (2.72m x 1.65m)

3 piece in white, mains fed shower over bath, WC, sink, airing cupboard.



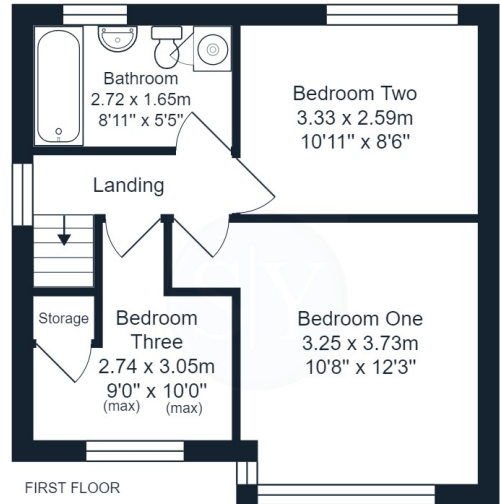
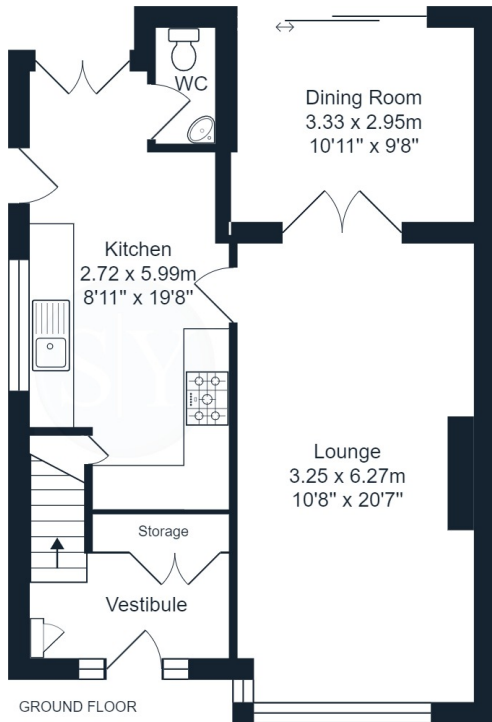
# FLOORPLAN & EPC



## Kentmere Drive, Blackburn

Total Area: 91.6 m<sup>2</sup> ... 986 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	37	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

