



Kingfisher Close, Blackburn

- Detached Home
- Dining Room
- Ground Floor Office & WC
- Four Bedrooms
- Double Driveway
- Spacious Lounge
- Dining Kitchen With Utility Room
- L Shape Snug
- Bathroom & One En-Suite
- Front & Rear Gardens

Guide Price £320,000

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Kingfisher Close, Blackburn

DESCRIPTION

As detached homes go this has everything and more to cope with family life. With a spacious floor place and a great overall position, this slightly dated home has great potential to develop into a top quality home.

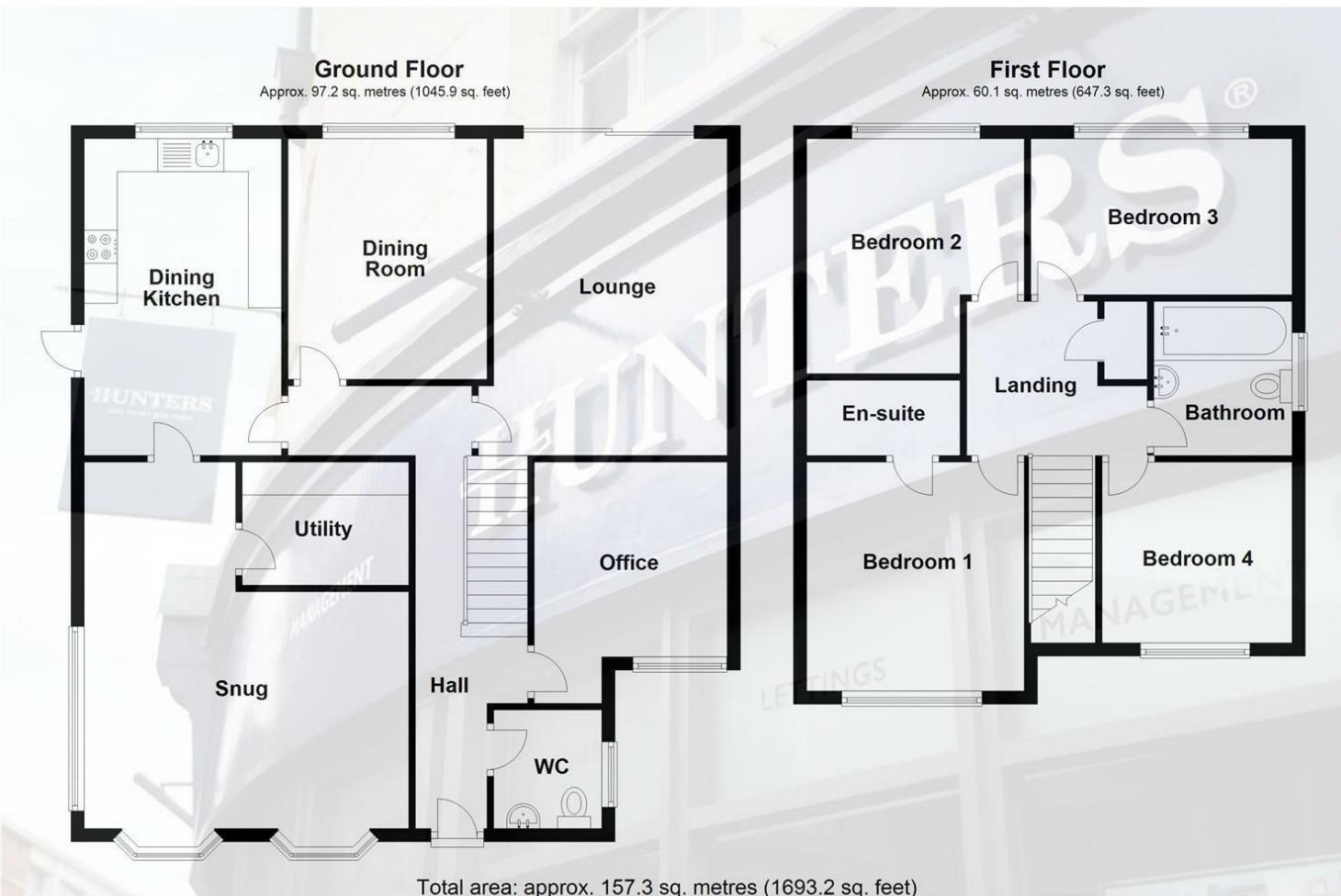
The property comprises; entrance hall, ground floor WC, lounge, dining room, dining kitchen, utility room, additional lounge/snug and a ground floor office area. To the first floor there are four bedrooms, one en-suite shower room and a family bathroom. The property is in good order but is at the age now where we feel prospective buyers will want to modernise parts of the property.

Kingfisher is a sought after cul-de-sac in the Pleckgate/Lammack area of Blackburn. Its handily located with easy access into Blackburn town centre along with routes into surrounding Ribble Valley. Motorway links are within a 5 minute dirve and there are good schools and collages close by for education needs.

OUR THOUGHTS - 'Detached homes in this location are a premium and we are certain this will capture plenty of early interest. Avoid disappointment and book in now!'







Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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