



## Princess Gardens, Blackburn

- Semi Detached House
- Surrounding Gardens
- Two Sitting Rooms
- Requires Modernisation
- Feniscowles Location
- Generous Sized Plot
- Three Bedrooms
- Kitchen & Bathroom
- Private Driveway
- Huge Potential

**Offers Over £110,000**

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# Princess Gardens, Blackburn

## DESCRIPTION

\* GREAT PRICE! \* Situated on the popular Princess Gardens estate in Feniscowles, this spacious three bed semi has bags of potential. Ideally needing modernisation throughout the house appeals to buyers wanting to do work.

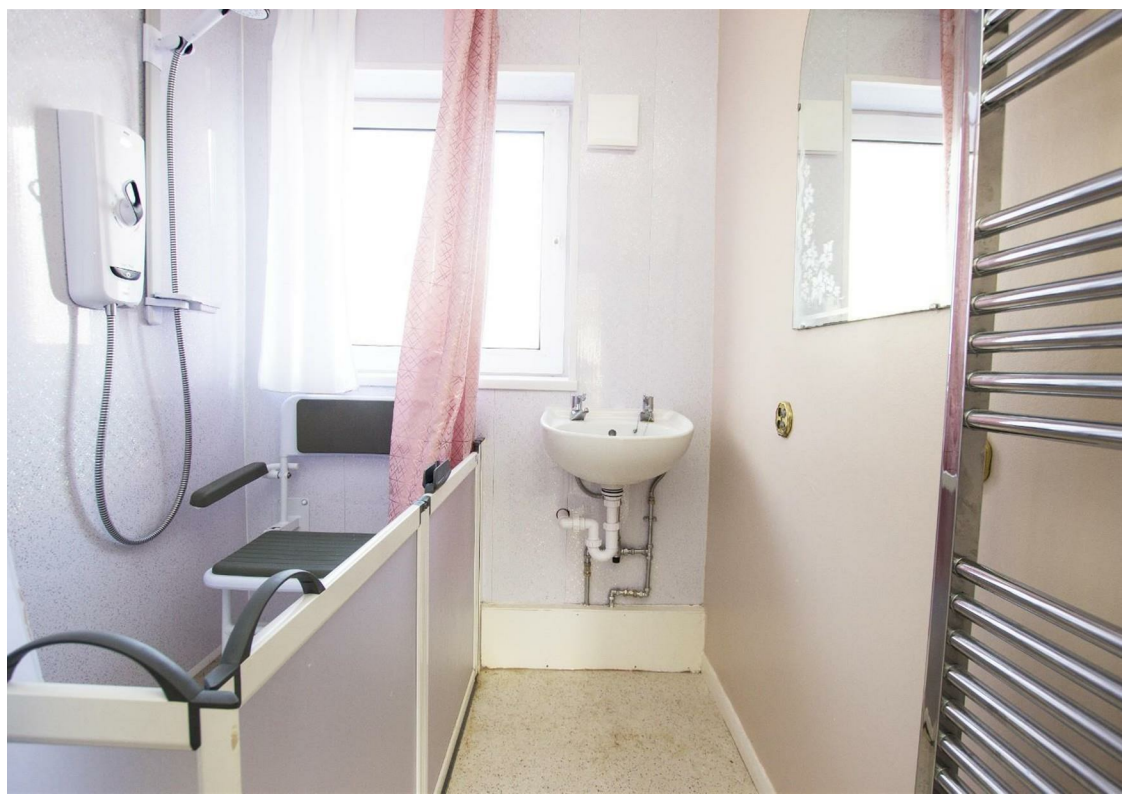
The property comprises, entrance hall, lounge opened through to another lounge area, kitchen & utility room. To the first floor there are three double bedrooms and a three-piece shower room. Outside there is some excellent garden space with this being the last semi on the row. There is a lawn area to the back accessible from the kitchen. There is an extra side garden to the right which we feel could be developed for further parking facilities along with a lawn garden to the front. Please note - The property has a gas feed but no central heating.

Princess Gardens is located in the popular area of Feniscowles, with fantastic access points to primary schools and nurseries. Local shops and amenities for day-to-day living can all be found within walking distance and there are a range of sports facilities close by.

OUR THOUGHTS - If you are looking for a project that is liveable then this should be right at the top of your shortlist. With the correct amount of TLC this could be quality.









This floor plan is owned by Hunters Estate Agent and must not be copied or edited.  
Plan produced using PlanUp.

## 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  
Tel: 01254 706471 Email:  
darwen@hunters.com <https://www.hunters.com>



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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.

**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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