



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



29 Fernhurst Street, Blackburn

£95,000

A garden fronted, bay windowed mid terrace house in this popular and convenient residential area at Ewood. The property provides fairly sized living accommodation with the benefit of 2 open plan rooms, a separate fully fitted kitchen, 3 bedrooms and a 3 piece bathroom. It has gas central heating and PVC double glazing.



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ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

14' 9" x 16' (4.5m x 4.88m) PVC double glazed square bay window, stone fireplace, double radiator, laminate floor



LIVING ROOM

14' 9" x 11' 2" (4.5m x 3.4m) Double radiator, PVC double glazed window



FULLY FITTED KITCHEN

10' 5" x 6' 11" (3.18m x 2.11m) Wall and floor units including drawers, built in oven, gas hob, single drainer sink unit, gas fired central heating boiler unit

FIRST FLOOR LANDING

BEDROOM ONE

14' 10" x 9' 4" (4.52m x 2.84m) Double radiator, PVC double glazed window



BEDROOM TWO

8' 5" x 8' 5" (2.57m x 2.57m) Radiator, PVC double glazed window



BEDROOM THREE

8' 4" x 6' (2.54m x 1.83m) Radiator, PVC double glazed window



3 PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, fully tiled walls, radiator

OUTSIDE

Rear yard

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



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	49

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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