



# PROCTORS

ESTATE AGENTS

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## Clippers Quay, Blackburn

**"Offers Over" £75,000**

A first floor apartment in this three storey modern block in this popular and convenient residential area, close to local amenities in the immediate area and within approximately 1/2 mile of the Blackburn Railway Station and town centre. It is also within approximately 1 mile of Royal Blackburn Hospital. It comprises of an open plan living area and fully fitted kitchen, two bedrooms and a three piece bathroom with shower. It has PVC double glazing and electric heating. Externally, there is a car park with various spaces for residents. It is currently let an assured shorthold tenancy at £450pcm (a rent increase in the region of £495-525pcm could be achieved). Ideal investment property.



# Clippers Quay, Blackburn

## ACCOMMODATION

### ENTRANCE HALL

Air conditioning, storage cupboard

### OPEN PLAN LOUNGE AND KITCHEN

20' 4" x 13' 2" (6.2m x 4.01m) Fully fitted with wall & floor units, built in oven, hob, extractor, stainless steel single drainer sink unit, two storage heaters, three x PVC double glazed windows, wood flooring

### BEDROOM ONE

12' 3" x 8' 3" (3.73m x 2.51m) PVC double glazed window, storage heater

### BEDROOM TWO

9' x 6' 11" (2.74m x 2.11m) PVC double glazed window

### THREE PIECE BATHROOM

Panelled bath, wash basin, WC

### 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.



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