



PROCTORS

ESTATE AGENTS

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320 Livesey Branch Road, Blackburn

£95,000

Three bedroom mid terrace property situated in the ever popular Livesey area of Blackburn close to all excellent local amenities and within easy reach of the M65 motorway. The accommodation briefly comprising entrance vestibule, hallway, lounge, kitchen/dining room, four piece bathroom, two first floor bedrooms, served by a three piece shower room with stairs leading to a further attic bedroom. The property is complemented by PVC double glazing and gas central heating. There is an enclosed yard to the rear. Ideal for a first time buyer/investor.

ACCOMMODATION

ENTRANCE VESTIBULE



320 Livesey Branch Road, Blackburn

HALLWAY

Radiator

LOUNGE

14' 7" x 11' 4" (4.44m x 3.45m) Real living flame gas fire, radiator, PVC double glazed window

KITCHEN/DINING

14' 6" x 9' 4" (4.42m x 2.84m) Wall and base units with built in oven, hob, extractor fan, plumbed for washing machine, stainless steel drainer unit with mixer taps, PVC double glazed window

FOUR PIECE BATHROOM

Low level WC, wash basin, bath and shower cubicle, PVC double glazed window, fully tiled

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

11' 5" x 11' 6" (3.48m x 3.51m) PVC double glazed window, laminate floor, radiator

BEDROOM TWO

11' 3" x 6' 6" (3.43m x 1.98m) PVC double glazed window, laminate floor, radiator

ATTIC BEDROOM

12' 2" x 14' 3" (3.71m x 4.34m) Radiator, velux window

THREE PIECE SHOWER ROOM

Low level WC, wash basin, shower, laminate floor, PVC double glazed window, radiator

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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