



PROCTORS

ESTATE AGENTS

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29 Highfield Road, Blackburn

"Offers Over" £130,000

An immaculate, semi-detached house in this convenient locality within easy reach of all amenities on Bolton Road and the town centre. The accommodation has been extended and has an attractive lounge, separate dining room, fully fitted kitchen, two bedrooms and a three-piece shower room. There is also a boarded loft with light. The property is in excellent condition throughout and has gas central heating and PVC double glazing both installed. Externally, there are well laid gardens to the front and rear with decked, paved and lawned areas and a block paved driveway to front & side. Internal inspection is highly recommended.



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TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE HALL

LOUNGE

14' 5" x 13' 2" (4.39m x 4.01m) Radiator, PVC double glazed window, open staircase with cupboard below

FULLY FITTED KITCHEN

11' x 7' 11" (3.35m x 2.41m) Wall and floor units including drawers, built in oven, gas hob, extractor, 1 and 1/2 sink drainer unit, gas fired central heating boiler unit, radiator, fully tiled walls

DINING ROOM

13' 10" x 8' 6" (4.22m x 2.59m) PVC double glazed window and French doors, tiled flooring

FIRST FLOOR LANDING

Loft access (boarded with light), built in cupboard

BEDROOM ONE

11' 1" x 10' 3" (3.38m x 3.12m) Radiator, PVC double glazed window

BEDROOM TWO

10' 11" x 6' 11" (3.33m x 2.11m) Radiator, PVC double glazed window

THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, 1/2 tiled walls, PVC double glazed window, chrome heated towel rail

OUTSIDE

Block paved driveway to the front & side, decked seating area, lawned and paved areas, timber shed

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	Unknown
Ground Rent	
Council Tax Band	Band A
Local Authority	
EPC Rating	68

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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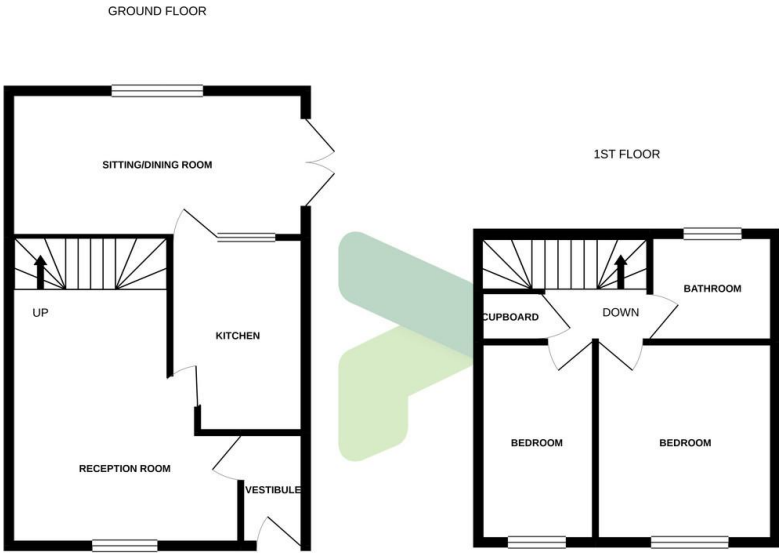
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		