



## Cunliffe Close, Blackburn

**"Offers Over" £200,000**

Proctors are pleased to present to the market this extended two bedroomed semi-detached bungalow situated in the ever popular Sunny Bower area of Blackburn, close to all excellent local amenities and within easy reach of the M65 motorway. The accommodation briefly comprising entrance reception, spacious lounge, kitchen/dining, two bedrooms, served by a three piece family bathroom. The property is complemented by PVC double glazing and gas central heating. Externally, there is a driveway leading to a single garage with power and light. There are gardens to the front and rear. Viewing is essential to fully appreciate.

### TENURE

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



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## ACCOMMODATION

### ENTRANCE RECEPTION

PVC double glazed window, radiator

### LOUNGE

17' 10" x 11' 8" (5.44m x 3.56m) PVC double glazed window, real living flame gas fire, radiator

### KITCHEN/DINING

Wall & base units, built in oven, hob, extractor fan, stainless steel single drainer unit with mixer tap, 2 x PVC double glazed windows & door, plumbed for washing machine

### BEDROOM ONE

11' 11" x 11' 3" (3.63m x 3.43m) PVC double glazed window, radiator, fitted wardrobe

### BEDROOM TWO

7' 11" x 8' 10" (2.41m x 2.69m) PVC double glazed window, radiator

### THREE PIECE BATHROOM

Low level WC, wash hand basin, bath with shower over, PVC double glazed window, radiator, fully tiled

### OUTSIDE

Driveway leading to single garage with power & light, gardens to the front & rear

### 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	Leasehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	65d

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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