



PROCTORS

ESTATE AGENTS

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52 Lytham Road, Blackburn

"Offers Over" £105,000

A mature town house in a residential area within reach of Royal Blackburn Hospital, Shadsworth Business Park, M65 and also the town centre. The accommodation has a spacious hallway, lounge, fitted dining kitchen, two piece cloakroom, three bedrooms (one with fitted wardrobes) and a three piece bathroom. It has gas central heating and PVC double glazed windows. Externally, there are attractive gardens to the front & rear, the latter is private with a decked patio and lawned area.



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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

Radiator, storage cupboard

LOUNGE

17' 9" x 12' 10" (5.41m x 3.91m) Gas fire, fire surround, radiator

DINING KITCHEN

17' 9" x 7' 6" (5.41m x 2.29m) Wall & floor units including drawers, stainless steel single drainer sink unit, slot in oven & hob, extractor, 2 x PVC double glazed windows, radiator, tiled flooring

TWO PIECE CLOAKROOM

Wash basin, WC

STAIRS TO FIRST FLOOR

LANDING

2 x PVC double glazed windows, boiler cupboard (gas fired central heating boiler unit)

BEDROOM ONE

10' 6" x 13' 7" (3.2m x 4.14m) Plus fitted wall to wall wardrobes, radiator, PVC double glazed window

BEDROOM TWO

13' 5" x 10' 7" (4.09m x 3.23m) Radiator, PVC double glazed window

BEDROOM THREE

10' 1" x 6' 10" (3.07m x 2.08m) Radiator, PVC double glazed window



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	TBC

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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THREE PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, PVC double glazed window, radiator

OUTSIDE

Front gardens, driveway to the front, private rear garden - decked patio & lawned areas

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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