



PROCTORS

ESTATE AGENTS

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22 Hillside Walk, Blackburn

“Offers Overs” £90,000

A modern townhouse situated in this established residential area, close to Intack and within easy reach of the town centre and the M65 at Whitebirk. The accommodation has a spacious lounge, fully fitted kitchen, three bedrooms and a three piece bathroom. It has gas central heating & PVC double glazed windows. There are gardens to the front & rear and a garage.



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TENURE

To be confirmed.

ACCOMMODATION

ENTRANCE HALL

Built in cupboard, PVC door

FULLY FITTED KITCHEN

9' x 7' 5" (2.74m x 2.26m) Wall & floor units, built in gas hob, extractor, PVC double glazed window, stainless steel single drainer sink unit, laminate flooring, laminate ceiling with spotlighting

LOUNGE

19' 1" x 14' 11" (5.82m x 4.55m) PVC double glazed patio doors, PVC double glazed window, radiator, fireplace, cupboard downstairs, laminate flooring

STAIRS TO FIRST FLOOR

BEDROOM ONE

13' 9" x 9' 1" (4.19m x 2.77m) Radiator, PVC double glazed window

BEDROOM TWO

12' 10" x 9' (3.91m x 2.74m) Radiator, PVC double glazed window

BEDROOM THREE

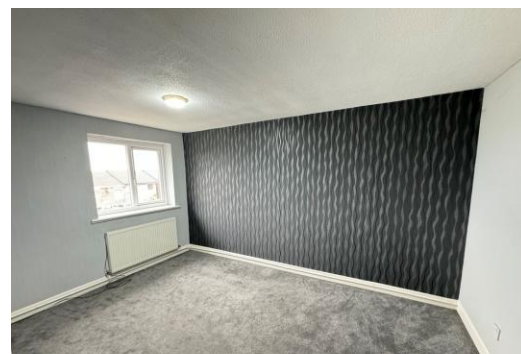
8' 11" x 5' 7" (2.72m x 1.7m) Radiator, PVC double glazed window

THREE PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, PVC double glazed window, radiator, laminate ceiling, built in cupboard (gas fired central heating boiler unit)

OUTSIDE

Gardens to the front & rear, garage



Tenure	Unknown
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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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		