



PROCTORS

ESTATE AGENTS

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Willow Street, Blackburn

“Offers Over” £140,000

A very impressive, modern maisonette, enjoying a quiet courtyard location in this sought after residential area of Little Harwood. The well-presented accommodation is ready to move into and has an open plan L-shaped lounge and dining area, a fully fitted kitchen, two double bedrooms (one with en-suite shower room) and a three-piece bathroom with shower. There is also a boarded loft, gas central heating and PVC double glazed windows. There is a garage below the property with a utility area and storeroom. Viewing is highly recommended.

TENURE

We are advised that this property is Leasehold but any prospective purchaser should seek clarification from their solicitor.



Willow Street, Blackburn

ACCOMMODATION

GROUND FLOOR ENTRANCE

Composite front door, radiator

FIRST FLOOR LANDING

Radiator, storage cupboard, loft access

OPEN PLAN LOUNGE & DINING AREA

18' 4" x 18' 1" (5.59m x 5.51m) (max) 2 PVC double glazed windows, 2 radiators, storage cupboard

FULLY FITTED KITCHEN

9' 11" x 6' 1" (3.02m x 1.85m) Wall and floor units including drawers, built in oven, gas hob, extractor, built in fridge, freezer, stainless steel single drainer sink unit, gas fired central heating boiler unit in cupboard, PVC double glazed window

THREE PIECE BATHROOM

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

BEDROOM ONE

15' x 8' 7" (4.57m x 2.62m) Radiator, PVC double glazed window, loft access with pull down ladder (boarded with light)

EN-SUITE SHOWER ROOM

Shower, wash basin, WC, radiator

BEDROOM TWO

14' 2" x 9' 5" (4.32m x 2.87m) Radiator, PVC double glazed window, laminate flooring

OUTSIDE

Parking space, store



Tenure	Leasehold
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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GARAGE

18' 1" x 8' 11" (5.51m x 2.72m) Up and over door, wall units, plumbed for washer

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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