



PROCTORS

ESTATE AGENTS

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6 St. Annes Close, Blackburn

"Offers Over" £150,000

Three Bedroom Detached property, in need of some modernisation, enjoying a nice, quiet cul-de-sac position in a popular residential location close to all excellent amenities and within easy reach of Blackburn town centre. The accommodation briefly comprising entrance, through lounge with dining area, kitchen, three first floor bedrooms, served by a three piece shower room. The property is double glazed throughout with partial PVC and gas central heating. Externally, there is a driveway which provides off road parking with gardens to the front and rear.



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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

Laminate floor, radiator, double glazed window

LOUNGE

18' 4" x 9' 9" (5.59m x 2.97m) Double glaze bay window, laminate floor, radiator, real living flame gas fire

DINING ROOM

9' 7" x 6' 9" (2.92m x 2.06m) Laminate floor, radiator, PVC French doors to outside rear garden

KITCHEN

9' 6" x 5' 8" (2.9m x 1.73m) Wall & base units, built in oven, hob, extractor, stainless steel single drainer unit with mixer tap, PVC double glazed window

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

13' 2" x 8' 8" (4.01m x 2.64m) PVC double glazed window, radiator

BEDROOM TWO

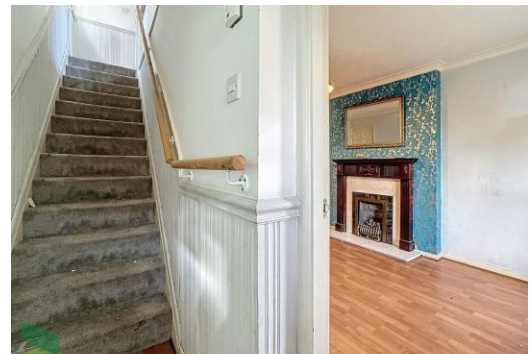
10' 11" x 6' 5" (3.33m x 1.96m) PVC double glazed window, radiator

BEDROOM THREE

7' 7" x 6' 3" (2.31m x 1.91m) PVC double glazed window, radiator

THREE PIECE SHOWER ROOM

Low level WC, wash hand basin, double walk in shower, PVC double glazed window, radiator



| | |
|------------------|---------|
| Tenure | Unknown |
| Ground Rent | |
| Council Tax Band | Band |
| Local Authority | |
| EPC Rating | 60d |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. 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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |