



# PROCTORS

ESTATE AGENTS

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## 244 Bolton Road, Blackburn

**"offers over" £110,000 Chain Free!**

A completely renovated terrace cottage in this quiet backwater at Ewood, convenient for local amenities' and access to the town centre, surrounding towns and the motorway network. The ready to move into accommodation has a lounge, new fully fitted kitchen, two bedrooms, a new fully tiled three piece bathroom, gas central heating and PVC double glazed windows. It has been tastefully decorated throughout and has new flooring throughout. Viewing is highly recommended.

### TENURE

To be confirmed

### ACCOMMODATION



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ENTRANCE VESTIBULE

LIVING ROOM

14' 3" x 11' 8" (4.34m x 3.56m) PVC double glazing, recessed fire place, modern radiator, beamed ceiling

FULLY FITTED DINING KITCHEN

11' 2" x 11' 1" (3.4m x 3.38m) Wall and floor units including drawers, built in oven, hob, extractor, stainless steel sink drainer unit, PVC double glazed window, radiator, cupboard under stairs

BEDROOM 1

14' 5" x 11' 6" (4.39m x 3.51m) Radiator, PVC double glazed window

BEDROOM 2

8' 6" x 6' 7" (2.59m x 2.01m) Radiator, PVC double glazed window, built in storage cupboard, boiler cupboard (gas fired central heating boiler unit)

THREE PIECE BATHROOM

Panelled bath with shower attachment, wash basin, WC, chrome radiator/towel rail

YARD

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.

VIRTUAL STAGING DISCLAIMER

Please note that this property has been virtually staged on some of the photos. The furnishings and décor shown are for illustrative purposes only.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band A  
Blackburn with Darwen Borough Council  
68

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.





Virtually staged bedroom 1



Actual bedroom 1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		