



# PROCTORS

ESTATE AGENTS

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**15-16 Pleckgate Fold, Blackburn, BB1 8QB**

**£275,000**

Proctors Estate Agents are pleased to present to the market this lovely Double Fronted, Stone Built, Mid Terraced Cottage, located in the ever popular Pleckgate area of Blackburn, maintaining many original features and within easy reach of local amenities, including local schooling. The property also benefits from an extensive garden to the front. The spacious accommodation briefly comprising entrance porch, lounge, dining room, fully fitted kitchen, three piece shower room, three first floor bedrooms, served by a three piece family bathroom and a two piece shower room. There are also two attic spaces. The property is complemented by PVC double glazing and warmed by gas central heating. There is a large garden to the front with an enclosed yard to the rear. Off road parking is also provided. Early viewing is highly recommended.





## 15-16 Pleckgate Fold, Blackburn

### TENURE

To be advised.

### ACCOMMODATION

### ENTRANCE PORCH

### LOUNGE

22' x 22' (6.71m x 6.71m) Real living flame gas fire, 2 x PVC double glazed windows, 2 x radiators, original exposed brickwork, exposed beams to ceiling

### DINING ROOM

11' 9" x 7' 10" (3.58m x 2.39m) PVC double glazed window, radiator, exposed beams

### FULLY FITTED KITCHEN

12' 0" x 12' 0" (3.66m x 3.66m) Wall & base units, built in oven, hob & extractor fan, stainless steel single drainer sink unit with mixer tap, PVC double glazed window, radiator, tiled floor, plumbed for washing machine

### THREE PIECE SHOWER ROOM

Shower cubical, low level WC, wash hand basin, fully tiled, radiator

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

13' 0" x 8' 11" (3.96m x 2.72m) PVC double glazed window, radiator, fitted wardrobes

### BEDROOM TWO

12' 8" x 10' 3" (3.86m x 3.12m) 2 x PVC double glazed windows, fitted wardrobes, radiator

### BEDROOM THREE

11' 9" x 7' 11" (3.58m x 2.41m) PVC double glazed window, radiator, laminate floor

### THREE PIECE BATHROOM

Low level WC, wash hand basin, bath, radiator, PVC double glazed window, base units

### TWO PIECE SHOWER ROOM

Double shower, low level WC, PVC double glazed window, wood floor, radiator



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	59d

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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### OUTSIDE

Extensive yard to rear, gardens to front, ornamental pond, off road parking

### 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.



Proctors Darwen

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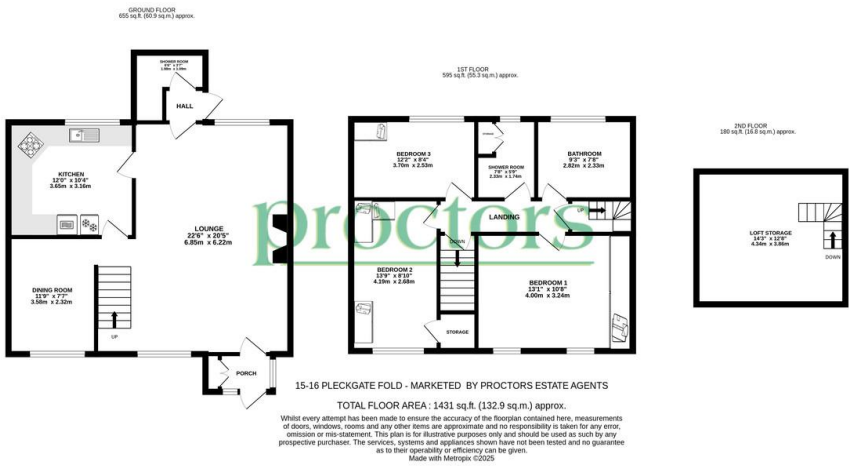
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	75 C
39-54	E		
21-38	F		
1-20	G		