



PROCTORS

ESTATE AGENTS

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14 Bonsall Street, Blackburn, BB2 4DB

£130,000

A 4 bedroomed garden fronted mid terraced property situated in the ever popular Mill Hill area of Blackburn, close to all excellent local amenities including rail networks & schooling. The accommodation briefly comprising entrance, lounge, dining room, kitchen, four first floor bedrooms, served by a three piece shower room and is complemented by PVC double glazing & gas central heating with enclosed yard to rear. The property is newly carpeted & painted and is ideal for first time buyers/investors.



14 Bonsall Street, Blackburn

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

LOUNGE

13' 2" x 11' 4" (4.01m x 3.45m) PVC double glazed bay window, radiator, gas fire

DINING ROOM

14' 5" x 11' 9" (4.39m x 3.58m) PVC double glazed window, radiator

KITCHEN

17' x 7' 9" (5.18m x 2.36m) Wall & base units, stainless steel single drainer sink unit, 2 x PVC double glazed windows, radiator

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

14' 4" x 9' 2" (4.37m x 2.79m) PVC double glazed window, radiator

BEDROO TWO

13' 3" x 7' 1" (4.04m x 2.16m) PVC double glazed window, radiator

BEDROOM THREE

13' 3" x 7' 7" (4.04m x 2.31m) PVC double glazed window, radiator

BEDROOM FOUR

7' 7" x 7' 0" (2.31m x 2.13m) 2 x PVC double glazed window, radiator

THREE PIECE SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, laminate walls, heated towel rail

OUTSIDE

Yard to rear

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.



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	69c

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		