



PROCTORS

ESTATE AGENTS

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40 Longshaw Lane, Blackburn

Offers Over £160,000

A superb garden fronted end terrace house representing an ideal family home with spacious, well presented living accommodation throughout. It is conveniently situated in this well established residential area, close to all local amenities and with easy reach of Blackburn Royal Hospital, business park and the motorway network. There are three beds, a three-piece bathroom and separate WC, two large reception rooms, a fully fitted breakfast kitchen and a large storeroom. It has gas central heating & PVC double glazing. Externally, there is an attractive rear courtyard garden with Astroturf and decking. In addition, there is off road parking with a driveway to the side. Viewing is highly recommended to fully appreciate.



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TENURE

We are advised by the vendor that the property is Leasehold (nominal amount, 999 years lease). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator, tiled floor

DINING ROOM

12' 10" x 16' 6" (3.91m x 5.03m) Into PVC double glazed bay window, radiator, electric fire in built in fire surround

LIVING ROOM

17' x 14' 10" (5.18m x 4.52m) PVC double glazed window & PVC double glazed French doors, open staircase, cupboard understairs, open to

FULLY FITTED BREAKFAST KITCHEN

11' 10" x 10' 11" (3.61m x 3.33m) Wall & floor units, breakfast island with drawers below, brick fireplace, PVC double glazed window, tiled floor, integrated electric heater

STORE

PVC single glazed window

STAIRS TO FIRST FLOOR

LANDING

Built in cupboard, loft access with pull down ladder

BEDROOM ONE

16' 11" x 14' 8" (5.16m x 4.47m) PVC double glazed window, radiator, laminate floor

BEDROOM TWO

14' 11" x 11' 5" (4.55m x 3.48m) PVC double glazed window, radiator, laminate floor

BEDROOM THREE

8' 3" x 8' 1" (2.51m x 2.46m) PVC double glazed window, radiator, laminate floor, gas fired central heating boiler unit



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band B
Blackburn with Darwen Borough Council
56d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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THREE-PIECE BATHROOM

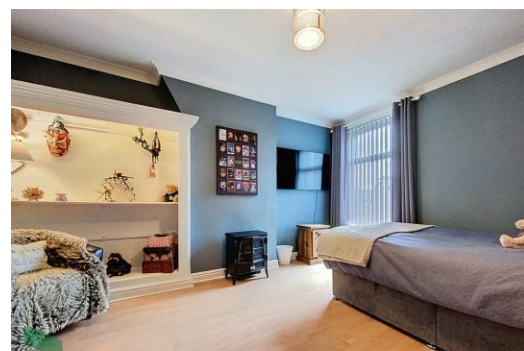
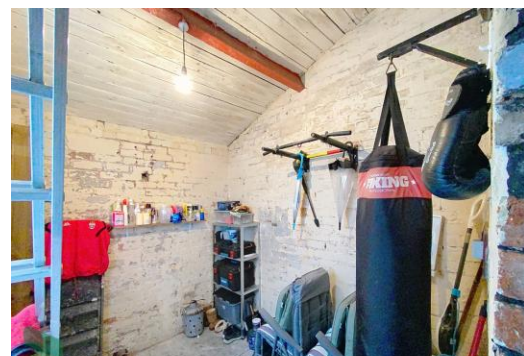
7' 7" x 7' (2.31m x 2.13m) Panelled bath with shower above, wash basin, WC, PVC double glazed window, chrome radiator/towel rail

SEPARATE WC

PVC double glazed window

OUTSIDE

Rear garden with Astroturf & decked areas, driveway to the side



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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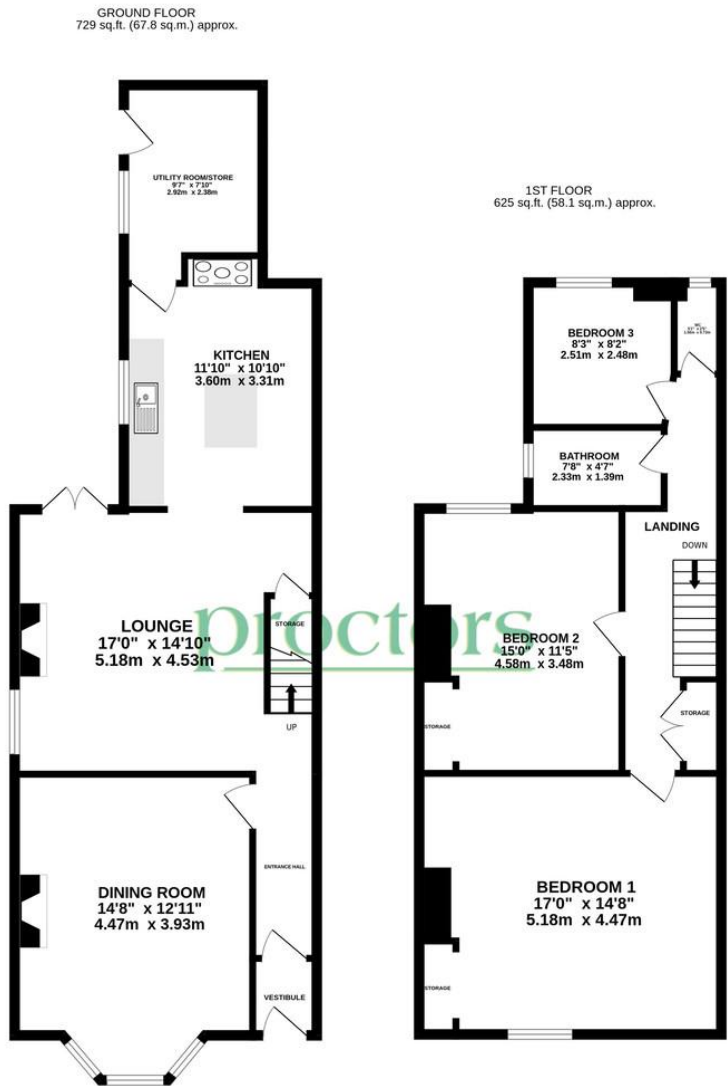
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40 LONGSHAW LANE - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		56 D	72 C