



PROCTORS

ESTATE AGENTS

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173 Livesey Branch Road, Blackburn, BB2 4QR

Starting Bid £70,000

A bay windowed end terrace house in this convenient residential area. The property has two reception rooms, a separate kitchen, three bedrooms and a three-piece bathroom. It has gas central heating & double glazing. There is good potential for improvement and scope for rental investors. This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.



173 Livesey Branch Road, Blackburn

TENURE

To be advised

ACCOMMODATION

VESTIBULE

ENTRANCE HALL

Radiator

SITTING ROOM

11' 10" x 15' 6" (3.61m x 4.72m) Into double glazed bay window, brick fireplace, radiator

LIVING ROOM

15' 2" x 12' 5" (4.62m x 3.78m) Double radiator, wood flooring, cupboard downstairs

KITCHEN

10' 4" x 8' 4" (3.15m x 2.54m) Wall & floor units, stainless steel single drainer sink unit, gas fired central heating boiler unit, double glazed window, double radiator

STAIRS TO FIRST FLOOR

LANDING

BEDROOM ONE

11' 9" x 10' 9" (3.58m x 3.28m) Fitted wardrobes, radiator, double glazed window

BEDROOM TWO

11' 1" x 9' 9" (3.38m x 2.97m) Fitted wardrobes, double glazed window

BEDROOM THREE

10' 3" x 8' 6" (3.12m x 2.59m) Double radiator, double glazed window



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	61d

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

9' 7" x 6' 2" (2.92m x 1.88m) Corner bath, wash basin, WC, double glazed window, radiator

OUTSIDE

Rear yard, store

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.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00. These services are optional.



Proctors Darwen

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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		
		61 D	72 C