



PROCTORS

ESTATE AGENTS

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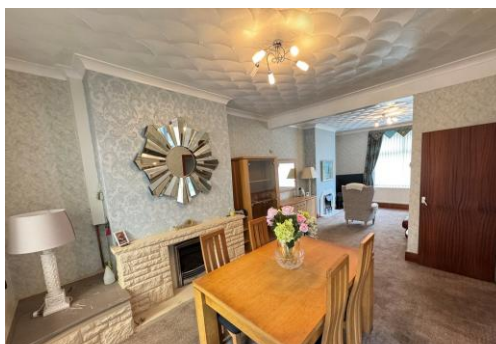
226 Livesey Branch Road, Blackburn

£110,000

A very attractive, much improved garden fronted mid terrace house in this popular and convenient residential area . The accommodation has a through lounge with a separate fitted kitchen . There are 2 bedrooms (one of which has fitted wardrobes and also 2 windows so could easily divide to provide a third bedroom if required) . There is a fully tiled 3 piece bathroom with shower . It has gas central heating and PVC dg . There is a rear courtyard with double gates to provide vehicular access . In our opinion this represents an ideal first time buyer and viewing is highly recommended.

TENURE

To be confirmed



226 Livesey Branch Road, Blackburn

ACCOMMODATION

VESTIBULE

ENTRANCE HALL

Radiator, cupboard under stairs

THROUGH LOUNGE

27' 10" x 14' 10" (8.48m x 4.52m) 2 fireplaces, PVC double glazed window, radiator, open to; PVC double glazed french doors to rear yard

FULLY FITTED KITCHEN

8' 6" x 6' 8" (2.59m x 2.03m) Wall and floor units including drawers, stainless steel sink drainer unit, built in fridge, freezer, dishwasher, washing machine, PVC double glazed window

FIRST FLOOR LANDING

Radiator

BEDROOM 1

14' 6" x 13' 3" (4.42m x 4.04m) Full range of fitted wardrobes, two radiators, 2 PVC double glazed windows (could divide for a 3rd bedroom if needed)

BEDROOM 2

14' x 9' 6" (4.27m x 2.9m) Radiator, PVC double glazed window, boiler (gas fired central heating boiler unit)

BATHROOM

Panelled bath with shower and screen, wash basin, WC, PVC double glazed window, fully tiled walls, radiator

YARD

Double gates with vehicular access, outside tap and lighting

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	66d

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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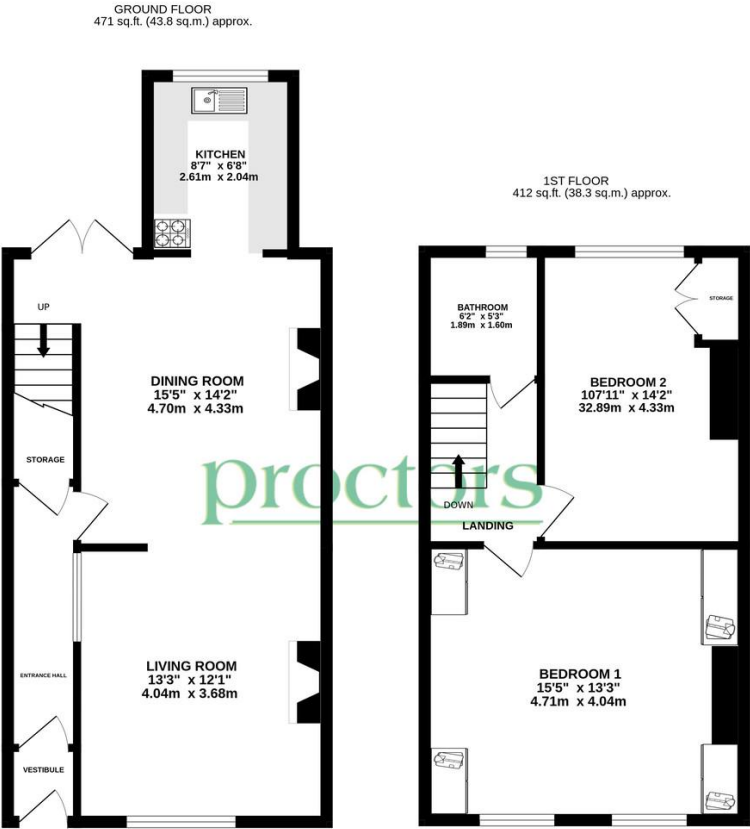
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226 LIVESLEY BRANCH ROAD - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 883 sq.ft. (82.1 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		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		