



PROCTORS
ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



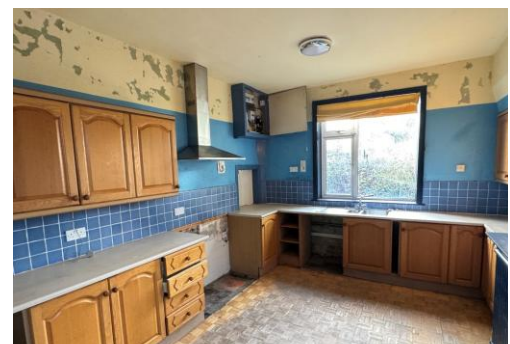
St Oswalds Vicarage, Bank Lane, Blackburn, BB1 2AP

"Offers Over" £350,000

Built in 1926, this 5 bedroomed detached house with a large garden of 1890 square meters - just under half an acre, has frontage to both Bank Lane and Fecitt Brow.

Located on the easterly edge of Blackburn, within 1 mile of J6 M65, convenient for a wide range of retail outlets and both Accrington and Blackburn town centers. With Edwardian features. This house needs modernisation/up grading but is substantially built of brick under a largely slate roof - an ideal prospect for those buyers wanting to "stamp their own mark" on this large family home. Gas central heating and partly PVC double glazing are both installed.

Please note, this is house is not a listed building.



St Oswalds Vicarage, Bank Lane, Blackburn, BB1 2AP

TENURE

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

ACCOMMODATION

SPACIOUS ENTRANCE HALL

25' 7" x 9' 2" (7.8m x 2.8m) Staircase off

CLOAKS/WC

6' 2" x 5' 2" (1.9m x 1.6m) Pedestal wash basin, low flush WC

RECEPTION ROOM 1

12' 5" x 12' 5" (3.8m x 3.8m) Built in electric fire with fireplace, built in wood sideboard/shelving unit

RECEPTION ROOM 2

16' 4" x 12' 9" (5m x 3.9m) Into bay window, period fireplace with electric fire

RECEPTION ROOM 3

16' 10" x 12' 5" (5.14m x 3.8m) Gas fire in period fire surround

KITCHEN

15' 10" x 11' 5" (4.85m x 3.5m) Matching base & wall units with worktops, incorporating single drainer stainless steel sink, no built in appliances other than cooker extractor hood, space for washer

UTILITY ROOM

11' 5" x 9' 2" (3.5m x 2.8m) Single drainer stainless steel sink with worktop over washer position, plumbed for washer, ceiling mounted clothes airing rack

PANTRY OFF UTILITY ROOM

6' 6" x 3' 3" (2m x 1m) Restricted headroom

STAIRS TO FIRST FLOOR

LANDING

25' 7" x 5' 6" (7.8m x 1.7m) Cylinder/airing cupboard off

WC

6' 6" x 3' 3" (2m x 1m) Low flush WC, wash hand basin

BEDROOM 1

12' 5" x 12' 5" (3.8m x 3.8m) Built in wardrobe

BEDROOM 2

12' 9" x 12' 5" (3.9m x 3.8m) Wash hand basin

BEDROOM 3

16' 10" x 12' 5" (5.15m x 3.8m)

BEDROOM 4

12' 1" x 11' 5" (3.7m x 3.5m) Wash hand basin



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	65d

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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BEDROOM 5

11' 5" x 6' 10" (3.5m x 2.1m)

BOX ROOM

9' 2" x 3' 3" (2.8m x 1m)

BATHROOM

7' 10" x 5' 10" (2.4m x 1.8m) 1/2 Tiled walls, panelled bath, pedestal wash hand basin, shower enclosure with plumbed in shower over tray

OUTSIDE

GARAGE

29' 7" x 11' 7" (9.02m x 3.54m) Brick, felt roof

OUTHOUSES

BOILER HOUSE

10' 5" x 7' 6" (3.19m x 2.3m)

GREENHOUSE

6' 6" x 8' 2" (2m x 2.5m) Aluminium framed

TIMBER POULTRY SHED

5' 10" x 4' 11" (1.8m x 1.5m)

SERVICES

The property is connected to mains water, electricity, gas and drainage

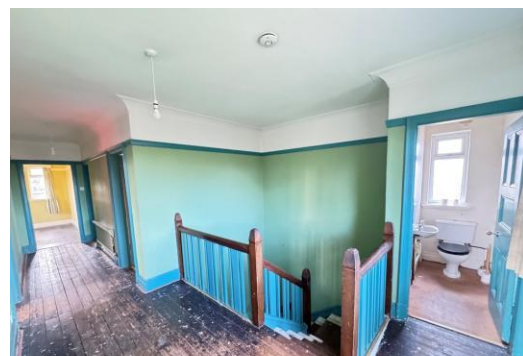
SPECIAL CONDITIONS

Viewing strictly by appointment.

- 1) The buyers will be expected to change the registered name/address of the property to delete any reference to Vicarage, Rectory, Manse etc.
- 2) The house will be sold with a restrictive covenant limiting the use of the property to a single family dwelling. Extensions or the building of an annexe for family members will not breach this covenant.
- 3) No commercial/business use of the property will be permitted to safeguard the adjacent Parish Hall from noise/disturbance.

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 Blackburn

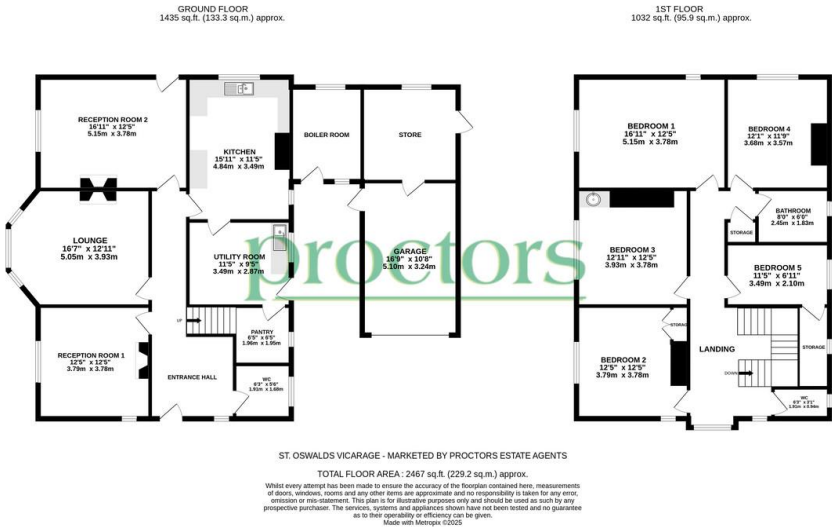
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		