

curtis law

ESTATE AGENTS



Procter Street, Blackburn

*** TWO BEDROOM END-TERRACE TO BE SOLD WITH TENANT IN SITU PAYING £625 PCM***

Curtis Law Estate Agents are excited to introduce this exceptional end-terraced home to the sales market. With a sitting tenant already in place, this property offers a fantastic investment opportunity for those looking to expand their portfolio. The home features an open plan lounge, dining room, and kitchen, two spacious bedrooms, a modern shower room, off road parking and a large wraparound gardens. This property truly ticks all the boxes and is not to be missed!

This property has a range of local amenities and well regarded schools within close proximity. There are also excellent bus routes to Blackburn Town Centre, Clitheroe and Preston.

Get in contact with our sales team to arrange a viewing on this fantastic property!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT 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.

- End- Terrace Home
- No Chain Delay
- Large Wraparound Gardens
- Two Double Bedrooms
- Off Road Parking
- Council Tax Band A
- Sold With Sitting Tenant
- Private Cul-De-Sac Location
- Leasehold- £25.00 Per Annum

Offers in the region of £125,000

Procter Street, Blackburn

Ground Floor

Kitchen/ Diner

17'1" x 7'9" (5.22m x 2.38m)

UPVC front door and double glazed window panel to dining area, UPVC double glazed door to rear, uPVC double glazed window, a range of white wall and base units with granite effect worktops, part tiled splash backs, inset stainless steel sink and drainer, freestanding double oven and four ring hob, space for fridge freezer, plumbing for washing machine, wall mounted combi boiler above units, space for dining set, two ceiling light fittings, central heating radiator, laminate flooring.

Lounge

14'2" x 8'3" (4.34m x 2.54m)

UPVC double glazed window, two ceiling light fittings, central heating radiator, coving to ceiling, smoke alarm, feature fireplace, television point, open access to kitchen/diner, stairs to first floor, laminate flooring.

First Floor

Landing

7'6" x 2'2" (2.30m x 0.68m)

UPVC double glazed window, ceiling light fitting, loft access via hatch, doors to two bedrooms and a modern shower room, carpeted flooring.

Bedroom One

13'0" x 8'3" (3.98m x 2.52m)

UPVC double glazed window, ceiling light fitting, central heating radiator, vinyl flooring.

Bedroom Two

8'11" x 8'2" (2.73m x 2.51m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Shower Room

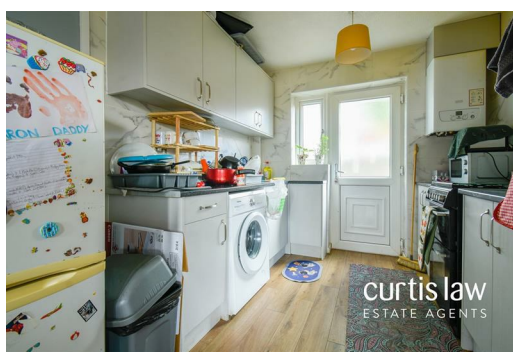
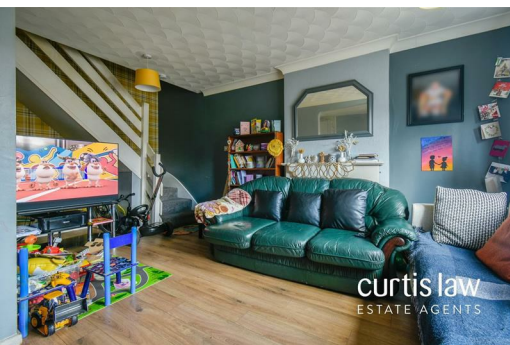
7'5" x 5'2" (2.27m x 1.60m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a black gloss unit with an integrated low level WC and wash basin, walk-in shower cubicle with waterfall effect showerhead, fully tiled elevations, ceiling spotlights, central heating towel rail, vinyl flooring.

External

Front

Garden fronted with flowers and mature shrubbery, off road parking.



Rear

Large, wraparound garden with lawn and decking.

Agents Notes

Tenure: Leasehold - 999 year lease from 01/01/1984

Property Type: End Terrace

Property Construction: Brick and Mortar. Slate on roof

Water Supply: United Utilities

Electricity Supply: Any

Gas Supply: Any

Sewerage: Yes

Heating: Yes - central heating

Broadband: Yes

Mobile Signal: Yes

Parking: One space outside of property - off road. Also street parking available

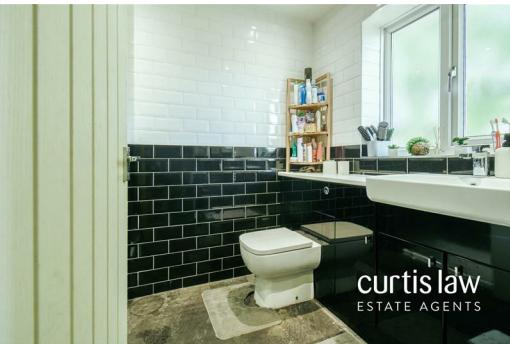
Rights & Restrictions: None

Flood & Erosion Risks: None

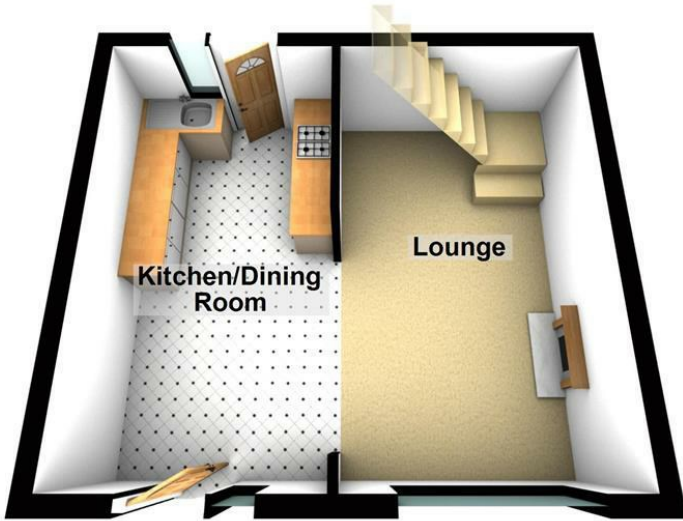
Planning Permissions & Development Proposals: None currently

Property Accessibility & Adaptions: None

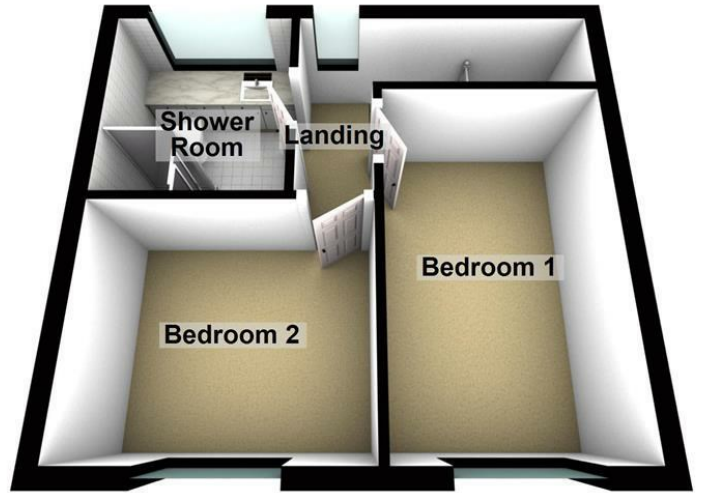
Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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