



PROCTORS

ESTATE AGENTS

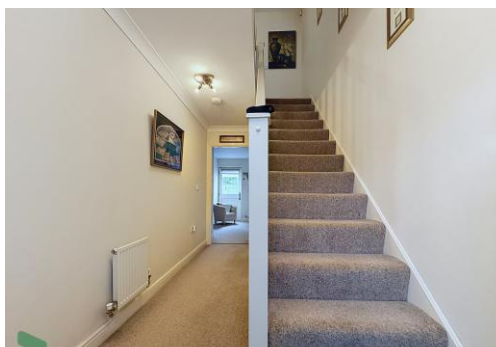
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33 Roney Street, Blackburn, BB2 1HQ

"Offers Over" £230,000

A superb family property in this much sought after residential area, close to all local amenities in the area including schools, mosques, shops and with easy access to the town centre. The well presented living accommodation is arranged over 3 floors and has 4 bedrooms. The master bedroom is on the second floor with a folding balcony to take advantage of the views over the surrounding area. It also has an en suite shower room and fitted wardrobes. There are 3 bedrooms on the first floor and a three-piece family bathroom. There is a lounge, dining room and fully fitted kitchen and two-piece cloaks on the ground floor. Externally there are low maintenance areas to the front and rear including a covered decked area with floor, ceiling and wall lighting. There is a driveway with parking for several cars. Viewing is a must to fully appreciate.



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TENURE

We have been advised that the property is freehold.

ACCOMMODATION

ENTRANCE HALL

Radiator, cupboard under stairs

TWO-PIECE CLOAKS

Wash basin, WC, radiator, tiled floor

LOUNGE

10' 2" x 17' 5" (3.1m x 5.31m) Measured into PVC double glazed window, electric fire with fire surround, double radiator

DINING ROOM

9' 10" x 8' 5" (3m x 2.57m) Double radiator, PVC double glazed window and door, open to;

FULLY FITTED KITCHEN

10' 8" x 8' 8" (3.25m x 2.64m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel 1 + 1/2 drainer sink unit, tiled walls and floor, PVC double glazed window, plumbed for washer and dishwasher

FIRST FLOOR LANDING

2 radiators, PVC double glazed window

BEDROOM 2

10' 6" x 8' 10" (3.2m x 2.69m) PVC double glazed window, double radiator

BEDROOM 3

10' 10" x 9' (3.3m x 2.74m) 2 PVC double glazed window, radiator

BEDROOM 4

10' x 8' 1" (3.05m x 2.46m) Radiator, PVC double glazed window

FAMILY BATHROOM

Panelled bath with shower attachment, wash basin, WC, PVC double glazed window, tiled floor

SECOND FLOOR

MASTER BEDROOM

Double radiator, 2 large velux double glazed window, opens for balcony with excellent views, fitted wardrobes



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	75c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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EN SUITE SHOWER ROOM

Walk in shower, wash basin, WC, velux double glazed window, tiled floor, radiator

OUTSIDE

Covered decked patio with panelled walls, floor and ceiling lighting, paved courtyard, driveway to front - parking for several cars

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.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



Proctors Darwen

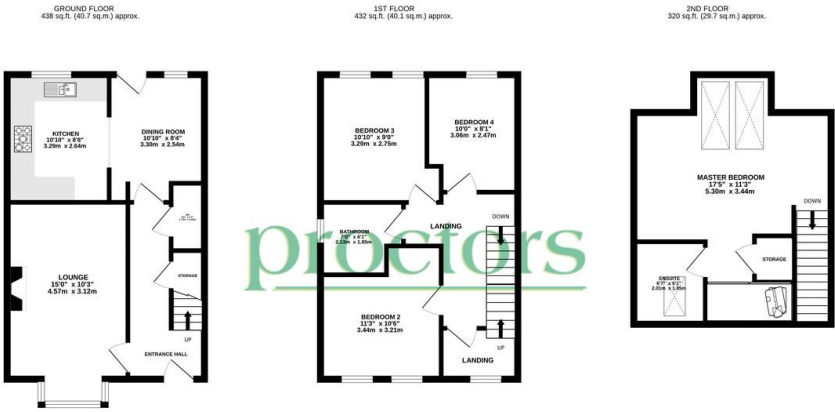
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33 RONEY STREET - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1190 sq.ft. (110.5 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 operation or efficiency can be given.

Made with Metagage 10/20/20



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		