PROCTORS
ESTATE AGENTS

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27 Leamington Road, Blackburn

£240,000

Proctors Estate Agents are pleased to present to the market this five bedroomed end terraced property situated in popular residential location close to all local amenities and within easy reach of Blackburn town centre. The accommodation briefly comprises vestibule, entrance hall, lounge, sitting room, morning room, fully fitted kitchen, three-piece shower room and basement. On the first floor, there are three bedrooms served by a three-piece bathroom, with stairs leading to two further bedrooms. The property is complemented by gas central heating and PVC double glazing. Externally, there is an enclosed yard to the rear. Viewing is highly recommended.

ACCOMMODATION

VESTIBULE







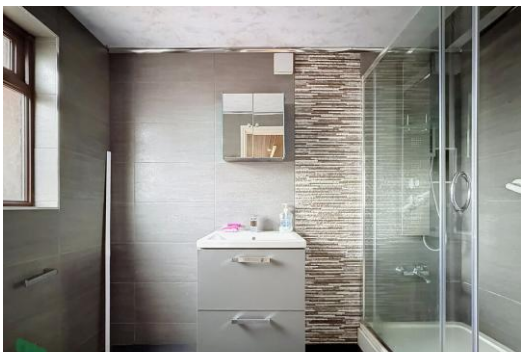
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ENTRANCE HALL
Radiator, open staircase, spindled balustrade

SITTING ROOM
12' 10" x 16' 9" (3.91m x 5.11m) Into PVC double glazed window, radiator, living flame gas fire in fire surround

LIVING ROOM
11' x 20' 9" (3.35m x 6.32m) Into rear PVC double glazed bay window, 2 x radiators, gas fire, patio doors

MORNING ROOM
12' 1" x 9' 2" (3.68m x 2.79m) Radiator, PVC double glazed window

FITTED KITCHEN
18' 9" x 9' 8" (5.72m x 2.95m) Wall & floor units, 2 x PVC double glazed windows, gas fired central heating boiler unit

THREE-PIECE SHOWER ROOM
Walk in shower, wash basin, WC, PVC double glazed window, chrome radiator/towel rail

BASEMENT
Radiator

FIRST FLOOR

LANDING

BEDROOM ONE
17' 8" x 13' 11" (5.38m x 4.24m) 2 x PVC double glazed windows, fitted wardrobes, radiator

BEDROOM TWO
14' 6" x 10' 0" (4.42m x 3.05m) PVC double glazed window, fitted wardrobes, radiator

BEDROOM THREE
11' 9" x 8' 0" (3.58m x 2.44m) Double glazed window, fitted wardrobes, radiator

BEDROOM FOUR
12' 3" x 10' 0" (3.73m x 3.05m) Built in wardrobes, radiator

BEDROOM FIVE
16' 10" x 9' 10" (5.13m x 3m) PVC double glazed window, built in cupboards,

Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	59d

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.

radiator

THREE-PIECE BATHROOM
Corner shower, corner bath, wash basin, WC, radiator

OUTSIDE
Long rear yard

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





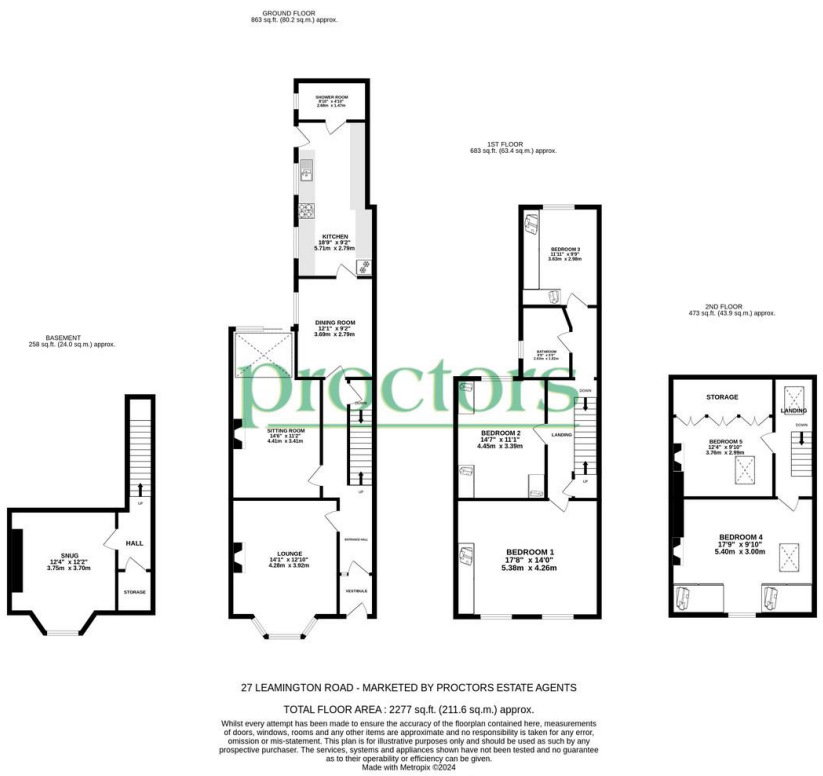






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