



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



282 Livesey Branch Road, Blackburn

£125,000

An outstanding garden fronted mid terrace house which has immaculate living accommodation throughout. It has been tastefully modernised throughout and has two reception rooms, a superb fully fitted kitchen, two double bedrooms and a spacious bathroom with shower. It is in excellent decorative order throughout, has gas central heating and PVC double glazing. Externally, there is a rear yard with decking. Local amenities are all nearby on Livesey Branch Road. Viewing is highly recommended.



282 Livesey Branch Road, Blackburn

TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

SITTING ROOM

14' 8" x 11' 2" (4.47m x 3.4m) PVC double glazed window, radiator

LIVING ROOM

14' 7" x 13' 1" (4.44m x 3.99m) Recessed fireplace with wood burner, radiator, cupboard downstairs, PVC double glazed window

FULLY FITTED KITCHEN

9' 9" x 7' 1" (2.97m x 2.16m) High gloss white wall & floor units with drawers, built in oven, hob, extractor, single drainer sink unit, gas fired central heating boiler unit, PVC double glazed window & door, plumbed for washer, tiled floor & walls, radiator

STAIRS TO FIRST FLOOR

LANDING

Loff access - pull down ladder

BEDROOM ONE

14' 8" x 11' 1" (4.47m x 3.38m) PVC double glazed window, radiator, built in wardrobes

BEDROOM TWO

13' 1" x 11' 5" (3.99m x 3.48m) Radiator, PVC double glazed window

LARGE BATHROOM

9' x 7' 2" (2.74m x 2.18m) Panelled bath with shower over & screen, wash basin, WC, PVC double glazed window, radiator, tiled walls, spotlighting



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	69

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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OUTSIDE

Rear yard with decking

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		