



PROCTORS

ESTATE AGENTS

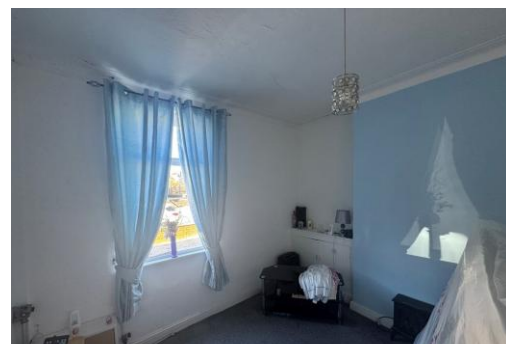
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444 Whalley New Road, Blackburn, BB1 9SL

£115,000

To be sold with sitting tenant A larger than average investment property situated in this well established and convenient residential area. The accommodation has two reception rooms, a separate fitted kitchen, three bedrooms and a three-piece bathroom. It has gas central heating and PVC double glazing. It is currently let at £700pcm to a long term tenant.



444 Whalley New Road, Blackburn, BB1 9SL

TENURE

TBA

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

SITTING ROOM

11' 11" x 11' 8" (3.63m x 3.56m) Radiator, PVC double glazed window

LOUNGE

15' 4" x 13' 3" (4.67m x 4.04m) Radiator, PVC double glazed window, laminate flooring

FITTED KITCHEN

9' 9" x 6' 8" (2.97m x 2.03m) Wall & floor units, stainless steel single drainer sink unit, PVC double glazed window, gas fired central heating boiler, radiator

STAIRS TO FIRST FLOOR

BEDROOM ONE

15' 4" x 7' 5" (4.67m x 2.26m) PVC double glazed window, radiator, laminate flooring

BEDROOM TWO

13' 0" x 7' 11" (3.96m x 2.41m) Radiator, PVC double glazed window, laminate flooring

BEDROOM THREE

19' 2" x 6' 10" (5.84m x 2.08m) Radiator, PVC double glazed window

THREE-PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, radiator

OUTSIDE

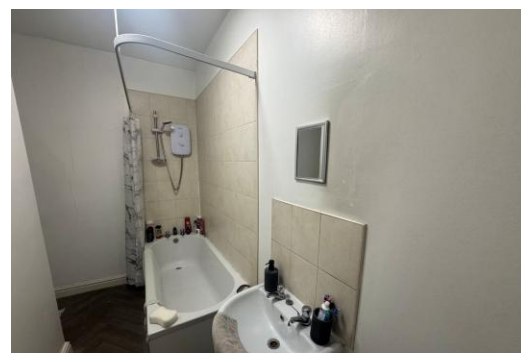
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PLEASE NOTE

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 Blackburn

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		