



27 Highfield Road, Blackburn, BB2 3AX

£120,000

A modern semi-detached house, conveniently situated for all local amenities and within easy reach of the town centre and Blackburn railway station. It has a lounge, kitchen, two bedrooms and three-piece bathroom. It has gas central heating and PVC double glazing. There are garden areas to the front and rear, with a driveway to the side. It requires general modernisation but offers good potential.



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TENURE

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

ACCOMMODATION

ENTRANCE HALL

Radiator

LOUNGE

14' 4" x 13' 2" (4.37m x 4.01m) Gas fire, fireplace surround, double radiator, PVC double glazed window

FITTED KITCHEN

11' x 7' 11" (3.35m x 2.41m) Wall & floor units, stainless steel single drainer sink unit, PVC double glazed window & door, radiator, cupboard understairs

STAIRS TO FIRST FLOOR

LANDING

Spindled balustrade

BEDROOM ONE

11' 1" x 10' (3.38m x 3.05m) Radiator, PVC double glazed window, fitted wardrobes

BEDROOM TWO

10' 11" x 6' 11" (3.33m x 2.11m) Radiator, PVC double glazed window

THREE-PIECE BATHROOM

7' x 6' 1" (2.13m x 1.85m) Panelled bath with shower over, wash basin, WC

OUTSIDE

Gardens to the front & rear, driveway to the side

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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