



PROCTORS

ESTATE AGENTS

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234 Pringle Street, Blackburn, BB1 1SB

"Offers Over" £140,000

A bay windowed and extended mid terrace in this much sought after residential area close to all local amenities in Audley. The accommodation has 2 reception rooms, an extended kitchen, ground floor shower room, 2 double bedrooms (both with fitted wardrobes) and a first floor 3 piece shower room. It has gas central heating and PVC double glazing.



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TENURE

TBA

VESTIBULE

ENTRANCE HALL

Radiator, laminate floor

SITTING ROOM

10' 6" x 13' 7" (3.2m x 4.14m) Measured into PVC double glazed window, stone fire place and electric fire, double radiator, wall lighting

LIVING ROOM

14' 1" x 13' (4.29m x 3.96m) Gas fire, fire surround, double radiator, PVC double glazed window, cupboard under stairs

EXTENDED KITCHEN

21' 5" x 5' 8" (6.53m x 1.73m) Wall and floor units, 2 PVC double glazed windows + door, stainless steel sink drainer unit, gas point for cooker, radiator, laminate floor , extractor

3 PIECE SHOWER ROOM/WET ROOM

Shower, wash basin, WC, 2 PVC double glazed windows, fully tiled walls and floor

FIRST FLOOR LANDING

BEDROOM 1

12' 11" x 11' 3" (3.94m x 3.43m) Fitted wardrobes and cupboards, radiator, PVC double glazed window

BEDROOM 2

12' 11" x 8' 11" (3.94m x 2.72m) Fitted wardrobes and cupboards, radiator, PVC double glazed window

THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, wood panelled, heated rail

OUTSIDE

Yard to the rear

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.

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		