



9 West View Place, Blackburn

£80,000

A stone built mid terrace cottage in this quiet but convenient cul-de-sac off Revidge Road. The property requires general modernisation but offers good potential. It has a lounge, kitchen, ground floor shower room and two first floor bedrooms. It has gas central heating and double glazed windows. It has a yard to the rear.

TENURE

To be confirmed

ACCOMMODATION

ENTRANCE VESTIBULE



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LOUNGE

14' 10" x 14' 4" (4.52m x 4.37m) Double glazed window, beamed ceiling

DINING KITCHEN

11' 9" x 9' 9" (3.58m x 2.97m) Stainless steel sink drainer unit, wall and floor units including drawers

THREE PIECE SHOWER ROOM

Shower, wash basin, WC

FIRST FLOOR LANDING

BEDROOM 1

15' 5" x 14' 8" (4.7m x 4.47m) 2 radiators, 2 built in units (one houses gas fired central heating boiler unit)

BEDROOM 2

11' 9" x 9' 9" (3.58m x 2.97m) Radiator, 2 double glazed windows

OUTSIDE

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.

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		
55-68	D	66 D	78 C
39-54	E		
21-38	F		