



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
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33 Moorgate Street, Blackburn

£67,500

A one bedroom ground floor flat, situated in the ever popular Mill Hill area of Blackburn. The property comprises one bedroom, dining kitchen, lounge and bathroom. Gas central heating and PVC double glazing are also installed.

TENURE

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

ACCOMMODATION

LOUNGE



33 Moorgate Street, Blackburn

14' 9" x 13' 9" (4.5m x 4.19m) PVC double glazed window, radiator, laminate floor, storage cupboard

FULLY FITTED DINING KITCHEN

12' 7" x 15' 11" (3.84m x 4.85m) Wall and floor units including drawers, built in oven, hob, extractor, PVC double glazed window, 2 radiators, spotlighting, fire surround

BEDROOM

11' 10" x 9' (3.61m x 2.74m) PVC double glazed window and French door, 2 radiators

THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, radiator, gas fired central heating boiler unit

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	68 D	74 C
39-54	E		
21-38	F		
1-20	G		