



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsstateagents.co.uk
Web. proctorsstateagents.co.uk



30 Mill Hill Street, Blackburn, BB2 2RB

"Offers Over" £75,000

A mid terrace house situated close to the centre of Mill Hill, where there are shops, bus and rail services and also schools and nurseries. The accommodation has a lounge, dining kitchen, 2 bedrooms and a three piece bathroom. It has gas central heating and PVC double glazing. It requires some general modernisation but offers good potential.



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TENURE

To be confirmed

ACCOMMODATION

SITTING ROOM

13' 11" x 12' 10" (4.24m x 3.91m) Radiator, stone fire place, PVC double glazed window, cupboard under stairs

DINING KITCHEN

14' x 10' 3" (4.27m x 3.12m) Wall and floor units including drawers, stainless steel sink unit, PVC double glazed window and door, radiator, boiler cupboard (gas fired central heating boiler unit)

FIRST FLOOR LANDING

BEDROOM 1

12' 10" x 12' 8" (3.91m x 3.86m) Radiator, PVC double glazed window, built in wardrobe

BEDROOM 2

10' 4" x 7' 6" (3.15m x 2.29m) Radiator, PVC double glazed window, built in wardrobe

BATHROOM

Panelled bath with shower over, wash basin, WC, PVC double glazed window

OUTSIDE

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.

