



PROCTORS

ESTATE AGENTS

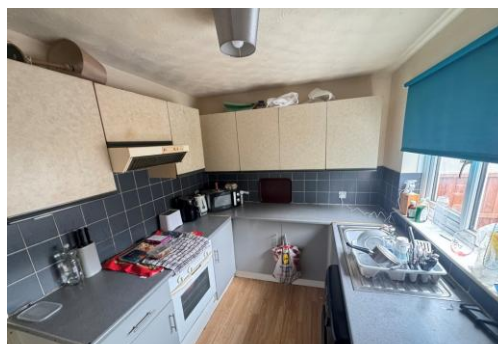
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4 Highbank, Blackburn, BB1 9SX

£99,000

A modern townhouse offered for sale as an investment property, occupied by a long term tenant. It is currently let at £625pcm. The accommodation has a lounge, fully fitted kitchen, two bedrooms (one is currently being use as a shower room, which could be renovated to revert to a second bedroom. There is a three-piece bathroom. It has electric central heating and PVC double glazing. There are garden areas to the front & rear with vehicular access from rear.



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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

LOUNGE

15' 10" x 12' 8" (4.83m x 3.86m) 2 x radiators, PVC double glazed window

FULLY FITTED KITCHEN

12' 8" x 7' 6" (3.86m x 2.29m) Wall & floor units, built in oven, hob, extractor

STAIRS TO FIRST FLOOR

LANDING

Smoke alarm

BEDROOM ONE

12' 6" x 9' 5" (3.81m x 2.87m) PVC double glazed window, built in wardrobe, radiator

BEDROOM TWO

10' 11" x 7' 6" (3.33m x 2.29m) Radiator, PVC double glazed window, walk in shower

THREE-PIECE BATHROOM

Panelled bath, wash basin, PVC double glazed window

OUTSIDE

Front & rear garden, vehicular access to rear

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.



Proctors Blackburn

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		