PROCTORS
ESTATE AGENTS

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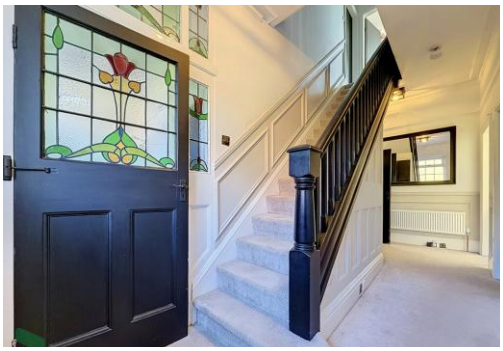
26 Gorse Road, Blackburn, BB2 6LZ

"Offers Over" £450,000

A rare opportunity to acquire a large family property in this highly sought-after residential area of Billinge, close to local schools including Tauheedul girls, Westholme, Witton high school along with primary schools including Wensley Fold. There are also places of worship nearby.

This much improved house provides spacious living accommodation arranged over 4 floors. There are 2 impressive reception rooms, an L-shaped fully fitted kitchen, 6 bedrooms, 2 bathrooms and also 3 basement rooms with internal and external access. It enjoys features such as high ceilings, wall panelling, original leaded coloured glass, dado rails and covings. It is tastefully decorated throughout. Gas central heating and PVC double glazing are both installed.

Externally the garage has been converted which could be used for several purposes as an office, playroom or leisure room. There is ample parking space with a paved double driveway. Internal inspection is highly recommended.







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TENURE
We have been advised that the property is Freehold.

ACCOMMODATION

ENTRANCE VESTIBULE

TWO-PIECE CLOAKS
Wash basin, WC, chrome radiator/towel rail, fully tiled walls and floor, PVC double glazed window

ENTRANCE HALL
Open staircase, 1/2 panelled walls, double radiator

LOUNGE
14' x 13' 10" (4.27m x 4.22m) PVC double glazed bay window, radiator, feature fire place, laminate floor

DINING ROOM
13' 11" x 13' 11" (4.24m x 4.24m) Fire place with wood surround, PVC double glazed bay window, double radiator

L SHAPED DINING KITCHEN
20' 0" x 13' 0" (6.1m x 3.96m) max Wall and floor units including drawers, slot in range with space for gas hob, stainless steel twin bowl sink unit, plumbed for washer, 2 PVC double glazed widows, radiator

REAR PORCH
PVC double glazed window and door

UTILITY ROOM
9' 9" x 9' 4" (2.97m x 2.84m) Gas fired central heating boiler unit, double drainer sink unit

BASEMENT ROOM 1
14' 2" x 10' 7" (4.32m x 3.23m)

BASEMENT ROOM 2
13' 11" x 13' 9" (4.24m x 4.19m)

FIRST FLOOR LANDING

FAMILY BATHROOM
10' 1" x 5' 11" (3.07m x 1.8m) Jacuzzi bath with shower over, wash basin, WC, bidet, PVC double glazed window, fully tiled walls and floor, laminate ceiling with spotlighting, chrome radiator

BEDROOM 1
14' 6" x 13' 10" (4.42m x 4.22m) PVC double glazed bay window, radiator











Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	64

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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BEDROOM 2
14' 2" x 14' (4.32m x 4.27m) PVC double glazed bay window, radiator, laminate floor, good outlooks towards Billinge



BEDROOM 3
12' 11" x 9' 11" (3.94m x 3.02m) PVC double glazed window, laminate floor, radiator

BEDROOM 4
7' 9" x 7' 6" (2.36m x 2.29m) Radiator, PVC double glazed window



SECOND FLOOR LANDING
Velux double glazed window

BEDROOM 5
9' 5" x 12' 6" (2.87m x 3.81m) Vaulted ceiling with 2 velux double glazed windows, double radiator, storage cupboards

BEDROOM 6
10' 6" x 9' 4" (3.2m x 2.84m) PVC double glazed window, double radiator, laminate floor



SHOWER ROOM
9' x 6' 3" (2.74m x 1.91m) Walk in shower, wash basin, WC, chrome radiator, fully tiled walls and floor, velux double glazed window, storage cupboard

OUTSIDE
Rear garden, patio - lawned



CONVERTED GARAGE
28' x 9' 3" (8.53m x 2.82m) Could be used as an office or playroom, 2 x PVC double glazed windows, parking to front, double width driveway (shared with next door)

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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