



PROCTORS
ESTATE AGENTS

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16 Billinge Avenue, Blackburn, BB2 6SD

"Offers Over" £525,000

A very imposing semi-detached house situated in this much sought after residential area of Billinge, close to local schools including, Tauheedul girls, Westholme and Witton High. It is also close to local mosques and other amenities. This ideal family home provides spacious living accommodation arranged over three floors and has three reception rooms, a fitted kitchen, six bedrooms and two bathrooms, along with a ground floor cloakroom. It has gas central heating and PVC double glazing.

Externally there is a large rear garden which also has access from the rear. There is a driveway to the front with parking for several vehicles, and a driveway to the side leading to a garage.

Viewing is highly recommended to fully appreciate this excellent property.



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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 VESTIBULE

SPACIOUS ENTRANCE HALL

PVC double glazed leaded bay window, gas fire with fire place, double radiator

TWO-PIECE CLOAKROOM

Wash basin, WC, radiator, PVC double glazed window

LOUNGE

14' 10" x 19' 3" (4.52m x 5.87m) Into PVC double glazed bay window, gas fire in fire surround, 2 x double radiators

SITTING ROOM

28' 3" x 11' 5" (8.61m x 3.48m) Double radiator, gas fire in fire surround, sliding patio door to rear

DINING ROOM

16' 0" x 13' 9" (4.88m x 4.19m) 3 X PVC double glazed window, double radiator, storage cupboard

FITTED KITCHEN

17' 9" x 9' 11" (5.41m x 3.02m) Wall & floor units, stainless steel single drainer sink unit, double radiator, PVC double glazed window, tiled floor

REAR ENTRANCE

Pantry

STAIRS TO FIRST FLOOR

LANDING

4 x PVC double glazed leaded windows, radiator, linen cupboard

BEDROOM ONE

14' 10" x 19' 3" (4.52m x 5.87m) Into PVC double glazed bay window, double radiator

BEDROOM TWO

14' 4" x 13' 3" (4.37m x 4.04m) Full range of fitted wardrobes, PVC double glazed window, gas fire, radiator



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	68d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 THREE

13' 4" x 10' 0" (4.06m x 3.05m) 2 x PVC double glazed windows, radiator

BEDROOM FOUR

20' 6" x 13' 8" (6.25m x 4.17m) PVC double glazed bay window, PVC double glazed side window

FIVE-PIECE BATHROOM

14' 5" x 10' (4.39m x 3.05m) Panelled bath, wash basin, WC, badet, walk in shower, 2 x pvc double glazed windows, radiator

SEPERATE WC

PVC double glazed window

STAIRS TO SECOND FLOOR

LANDING

Boiler cupboard with gas fired central heating boiler unit

BEDROOM FIVE

18' 8" x 12' 2" (5.69m x 3.71m) PVC double glazed window, 2 x radiators, walk in wardrobe, fitted wardrobes

BEDROOM SIX

11' 5" x 11' 2" (3.48m x 3.4m) Fitted wardrobes, radiator, PVC double glazed window

THREE-PIECE SHOWER ROOM

Shower, wash basin, WC, tiled walls, radiator

OUTSIDE

Long rear garden, additional access from rear, lawned, mature bushes

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	71 C
39-54	E		
21-38	F		
1-20	G		