



PROCTORS

ESTATE AGENTS

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24 West View Place, Blackburn

£130,000

* To be sold with sitting tenant * A very attractive stone built mid terrace cottage in this very popular and convenient residential cul-de-sac, off Revidge Road. The accommodation has original charm and character and has a large, fitted dining kitchen, two double bedrooms and a three-piece bathroom with shower. It has gas central heating and double-glazed windows. It is currently tenanted and would be an ideal investment property. Viewing recommended.

LOCATION

From Blackburn town centre leave on Preston New Road, continue for approximately one mile turning right at the traffic lights at Billinge into Revidge Road and West View Place is second on the right. The property is situated on the right of the cul de sac.



24 West View Place, Blackburn

TENURE

We are advised by the vendor that the property is Leasehold, nominal ground rent. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

LOUNGE

14' 9" x 11' 10" (4.5m x 3.61m) Measurements into recess. Double-glazed window, wood fire surround, radiator, beams to ceiling, open staircase (to first floor)

FITTED DINING KITCHEN

14' 6" x 10' 1" (4.42m x 3.07m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, tiled floor, gas fired central heating boiler unit, radiator, under stairs storage PVC door, double-glazed window

FIRST FLOOR

Landing, loft access via drop-down ladder (has a light)

BEDROOM 1

14' 8" x 11' 9" (4.47m x 3.58m) Double-glazed window, radiator

BEDROOM 2

10' 3" x 9' 3" (3.12m x 2.82m) PVC double-glazed window, radiator

THREE PIECE BATHROOM

Panelled bath with 'Triton' shower over, wash hand basin, low level WC, radiator, tiled walls, laminate flooring, PVC double-glazed window

OUTSIDE

Enclosed yard 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.



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