



# PROCTORS

ESTATE AGENTS

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**512 Bolton Road, Blackburn, BB2 4JT**

**£117,000**

Recently renovated garden fronted three bedroomed mid terraced property situated in the ever popular Ewood area of Blackburn close to all excellent local amenities. The accommodation briefly comprising entrance, lounge, fully fitted kitchen, two-piece shower room, three first floor bedrooms, served by a three-piece family bathroom, complemented by PVC double glazing and gas central heating. The property is newly carpeted and decorated throughout. Ideal for first-time buyers/investors.



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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

### SITTING ROOM

13' 8" x 12' 10" (4.17m x 3.91m) Electric fire in fire surround, radiator, PVC double glazed window, wall lighting, folding doors to

### KITCHEN

15' x 9' 9" (4.57m x 2.97m) Wall & floor units, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double glazed windows, plumbed for washer

### TWO-PIECE WC

Low level WC, wash hand basin, heated towel rail

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

13' 3" x 12' 11" (4.04m x 3.94m) PVC double glazed window, radiator

### BEDROOM TWO

9' 5" x 6' 4" (2.87m x 1.93m) Radiator, PVC double glazed window, built in wardrobes

### BEDROOM THREE

7' 9" x 4' 5" (2.36m x 1.35m) PVC double glazed window, radiator

### THREE-PIECE BATHROOM

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

### OUTSIDE

Yard to rear

### PLEASE NOTE

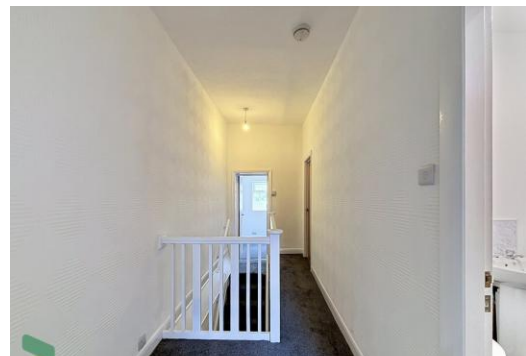
VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		