



PROCTORS

ESTATE AGENTS

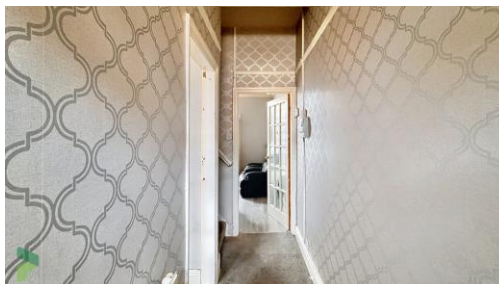
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9 Meta Street, Blackburn, BB2 3PQ

“Offers Over” £80,000

A garden fronted mid terrace house in this convenient residential locality, off Pritchard Street, close to all local amenities. The property has 2 reception rooms, a separate fitted kitchen, 2 bedrooms, box room and three piece bathroom. It has gas central heating and PVC double glazing. It requires general modernisation but offers good potential.



9 Meta Street, Blackburn, BB2 3PQ

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

SITTING ROOM

12' 3" x 10' 9" (3.73m x 3.28m) Double radiator, PVC double glazed window

LIVING ROOM

14' 3" x 14' 2" (4.34m x 4.32m) PVC double glazed window, double radiator, recess under stairs, laminate floor

FULLY FITTED KITCHEN

8' 10" x 6' 9" (2.69m x 2.06m) Wall and floor units including drawers, built in oven, gas hob, extractor, single drainer sink unit, PVC double glazed window and door

FIRST FLOOR LANDING

BEDROOM 1

14' 2" x 12' 2" (4.32m x 3.71m) PVC double glazed window, radiator, gas fired central heating boiler unit

BOX ROOM

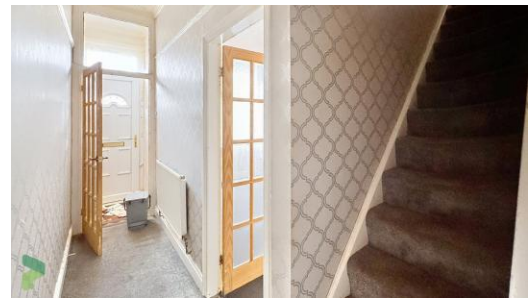
5' 10" x 4' 10" (1.78m x 1.47m)

BEDROOM 2

9' x 8' 10" (2.74m x 2.69m) PVC double glazed window, radiator, gas fired central heating

BATHROOM

Wash basin, WC, panelled bath, PVC double glazed window, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band A
Blackburn with Darwen Borough Council
73c

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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OUTSIDE

Yard

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 Darwen

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		