



PROCTORS

ESTATE AGENTS

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27 Leamington Road, Blackburn, BB2 6ER

"Offers Over" £240,000

Proctors Estate Agents are pleased to present to the market this five bedroomed end terraced property situated in popular residential location close to all local amenities and within easy reach of Blackburn town centre. The accommodation briefly comprises vestibule, entrance hall, lounge, sitting room, morning room, fully fitted kitchen, three-piece shower room and basement. On the first floor, there are three bedrooms served by a three-piece bathroom, with stairs leading to two further bedrooms. The property is complemented by gas central heating and PVC double glazing. Externally, there is an enclosed yard to the rear. Viewing is highly recommended.

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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

VESTIBULE

ENTRANCE HALL

Radiator, open staircase, spindled balustrade

SITTING ROOM

12' 10" x 16' 9" (3.91m x 5.11m) Into PVC double glazed window, radiator, living flame gas fire in fire surround

LIVING ROOM

11' x 20' 9" (3.35m x 6.32m) Into rear PVC double glazed bay window, 2 x radiators, gas fire, patio doors

MORNING ROOM

12' 1" x 9' 2" (3.68m x 2.79m) Radiator, PVC double glazed window

FITTED KITCHEN

18' 9" x 9' 8" (5.72m x 2.95m) Wall & floor units, 2 x PVC double glazed windows, gas fired central heating boiler unit

THREE-PIECE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, chrome radiator/towel rail

BASEMENT

Radiator

FIRST FLOOR

LANDING

BEDROOM ONE

17' 8" x 13' 11" (5.38m x 4.24m) 2 x PVC double glazed windows, fitted wardrobes, radiator

BEDROOM TWO

14' 6" x 10' 0" (4.42m x 3.05m) PVC double glazed window, fitted wardrobes, radiator

BEDROOM THREE

11' 9" x 8' 0" (3.58m x 2.44m) Double glazed window, fitted wardrobes, radiator



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	59d

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 FOUR

12' 3" x 10' 0" (3.73m x 3.05m) Built in wardrobes, radiator

BEDROOM FIVE

16' 10" x 9' 10" (5.13m x 3m) PVC double glazed window, built in cupboards, radiator

THREE-PIECE BATHROOM

Corner shower, corner bath, wash basin, WC, radiator

OUTSIDE

Long rear 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 Blackburn

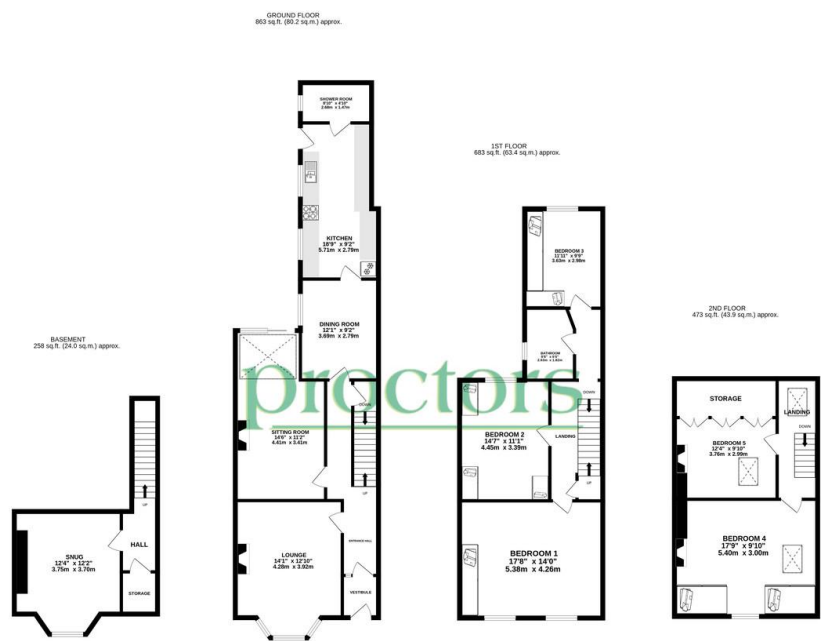
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27 LEAMINGTON ROAD - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 2277 sq.ft. (211.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		