



PROCTORS

ESTATE AGENTS

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33a Moorgate Street, Blackburn

£72,500

A two bedroom first floor flat, situated in the ever popular Mill Hill area of Blackburn. The property comprises two bedrooms, a fully fitted dining kitchen, lounge and four piece bathroom. Gas central heating and PVC double glazing are also installed.

ACCOMMODATION

LOUNGE

12' x 9' 3" (3.66m x 2.82m) PVC double glazed window, radiator

BEDROOM



33a Moorgate Street, Blackburn

13' x 8' 9" (3.96m x 2.67m) PVC double glazed window, radiator

FULLY FITTED DINING KITCHEN

15' 8" x 16' 8" (4.78m x 5.08m) Wall and floor units including drawers, built in oven, hob, extractor, PVC double glazed window, 2 radiators, fire surround, spotlighting, laminate floor

LANDING

Gas fired central heating boiler unit, radiator

FOUR PIECE BATHROOM

Panelled bath, wash basin, WC, walk in shower, PVC double glazed window, radiator

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.

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.

