PROCTORS
ESTATE AGENTS

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58 New Bank Road, Blackburn

£135,000

Investment property - currently tenanted

A garden fronted mid terrace house in this sought after residential area close to all local shops, schools and public transport. The accommodation has 2 reception rooms, fully fitted kitchen, 2 bedrooms and a three piece bathroom with shower. It has gas central heating and PVC double glazing. The property is being offered as an investment property with sitting tenant (not vacant possession).

New Bank Road, Blackburn

TENURE

To be confirmed

ACCOMMODATION

VESTIBULE

PVC front door

ENTRANCE HALL

Radiator

SITTING ROOM

13' x 10' 3" (3.96m x 3.12m) Radiator, PVC double glazed window

LIVING ROOM

13' 1" x 12' 5" (3.99m x 3.78m) Double radiator, built in cupboards, PVC double glazed window, cupboard under stairs

FULLY FITTED KITCHEN

8' 9" x 7' (2.67m x 2.13m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel sink drainer unit, radiator, PVC double glazed window

FIRST FLOOR LANDING

BEDROOM 1

14' 2" x 13' 1" (4.32m x 3.99m) PVC double glazed window, double radiator

BEDROOM 2

9' 10" x 8' 1" (3m x 2.46m) Radiator, gas fired central heating boiler unit, PVC double glazed window

THREE PIECE BATHROOM

Panelled bath with shower and screen, wash basin, WC, PVC double glazed window

Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	72

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.

New Bank Road, Blackburn

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.

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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