



# PROCTORS

ESTATE AGENTS

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**7 Nuttall Street, Blackburn, BB2 4JA**

**£120,000**

A deceptively spacious, bay windowed mid terrace, conveniently situated in this popular locality at Ewood. The property provides spacious living accommodation with the benefit of 2 reception rooms, a separate fitted kitchen, 3 bedrooms and a three piece bathroom. It has gas central heating and PVC double glazing. The property provides ideal family sized living accommodation.



# 7 Nuttall Street, Blackburn, BB2 4JA

## TENURE

We have been advised that the property is Freehold.

## ACCOMMODATION

## VESTIBULE

PVC double glazed front door

## ENTRANCE HALL

Radiator

## SITTING ROOM

11' 6" x 13' 3" (3.51m x 4.04m) into PVC double glazed bay window, radiator

## LIVING ROOM

15' 2" x 15' 4" (4.62m x 4.67m) into PVC double glazed bay window, electric fire, cupboard under stairs, radiator

## KITCHEN

9' 9" x 8' 2" (2.97m x 2.49m) PVC double glazed window and door, wall and floor units, stainless steel sink drainer unit, gas central heating boiler unit, plumbed for washer, tiled floor, radiator

## FIRST FLOOR LANDING

Spindled balustrade

## BEDROOM 1

15' 4" x 11' 1" (4.67m x 3.38m) Radiator, PVC double glazed boiler unit

## BEDROOM 2

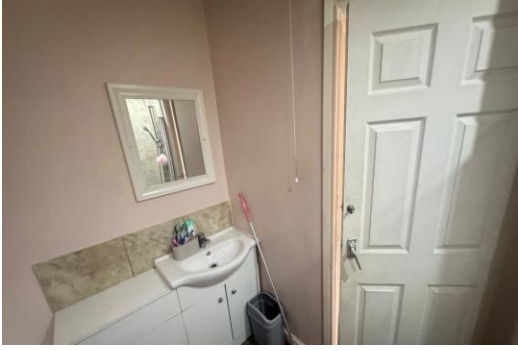
10' 3" x 7' (3.12m x 2.13m) Radiator, PVC double glazed boiler unit

## BEDROOM 3

10' 3" x 7' 11" (3.12m x 2.41m) Radiator, PVC double glazed boiler unit

## THREE PIECE BATHROOM

Panelled bath with shower attachment, wash basin, WC, tiled splash back



Tenure	Unknown
Ground Rent	
Council Tax Band	Band A
Local Authority	
EPC Rating	65d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Rear yard, WC

## 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.

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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