



# PROCTORS

ESTATE AGENTS

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**372 Bolton Road, Blackburn, BB2 4JQ**

**£120,000**

Internal inspection is essential to fully appreciate this refurbished garden fronted mid terrace house in this convenient residential locality at Ewood. The living accommodation has two reception rooms, a new fully fitted kitchen, two bedrooms and a three-piece shower room. It has gas central heating, PVC double glazed windows, has been fully redecorated throughout and has new carpets. In our opinion, this would be an ideal first time buyers property.



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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

### ENTRANCE VESTIBULE

### SITTING ROOM

13' 4" x 12' 1" (4.06m x 3.68m) Radiator, PVC glazed window

### LIVING ROOM

13' 4" x 12' 0" (4.06m x 3.66m) PVC glazed window, radiator, cupboard under stairs

### NEW FULLY FITTED KITCHEN

8' 3" x 5' 19" (0m x 2.01m) Wall and floor units including drawers, built in under oven, hob, extractor, stainless steel single drainer sink unit, PVC double glazed window and door, gas fired central heating boiler unit, radiator

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

13' 5" x 12' (0m x 3.66m) PVC double glazed window, radiator

### BEDROOM TWO

12' 0" x 8' 0" (3.66m x 2.44m) PVC double glazed window, radiator, built in cupboard

### NEW THREE-PIECE SHOWER ROOM

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

### OUTSIDE

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
4-20	G		