



PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



46 Waverley Road, Intack, Blackburn BB1 3ND (Under Hyndburn Council)

£185,000

A very attractive, semi-detached dormer bungalow situated in this well established and convenient residential area of Knuzden. This well-maintained property provides low maintenance living accommodation, which is well presented throughout. There is a lounge with living flame gas fire, a fully fitted kitchen, two ground floor bedrooms, a modern three-piece shower room plus a dormer double bedroom. It has gas central heating and PVC double glazing. Externally there are low maintenance gardens to the front and rear with a driveway for several cars leading to a detached garage. Viewing is highly recommended.

TENURE

We are advised by the vendor that the property is Leasehold (nominal ground rent). Any prospective purchaser should seek clarification from their solicitor.



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ACCOMMODATION

LOUNGE

12' 2" x 14' 7" (3.71m x 4.44m) Measurements Into PVC double glazed bay window, radiator, living flame gas fire in fire surround, wall lighting

FULLY FITTED KITCHEN

12' 11" x 8' 1" (3.94m x 2.46m) Wall & floor units, built in oven, gas hob, plumbed for washer, PVC double glazed window & door

THREE-PIECE SHOWER ROOM

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

INNER HALL

Storage cupboard

SITTING ROOM/BEDROOM

9' 8" x 7' 9" (2.95m x 2.36m) Radiator, PVC double glazed french doors

BEDROOM ONE

9' 10" x 8' 3" (3m x 2.51m) Plus mirrored wardrobes, radiator, PVC double glazed window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold
Nominal
C
Hyndburn Borough Council
C

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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FIRST FLOOR LANDING

PVC double glazed window, built in cupboards



BEDROOM TWO DORMER

12' 11" x 10' 10" (3.94m x 3.3m) PVC double glazed window, radiator



OUTSIDE

Low maintenance gardens to front & rear, driveway to side for several cars



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GARAGE

17' 4" x 9' 3" (5.28m x 2.82m) Up & over door



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		