



## 8 Pier House, Canalside, Blackburn, BB1 1BH

**“Offers Over” £65,000**

One bedroomed second floor apartment situated in this popular residential location close to all excellent amenities and within easy reach of Blackburn Town Centre and Royal Blackburn Hospital. The accommodation briefly comprising entrance hallway, lounge, fully fitted kitchen, double bedroom with fitted wardrobes, three-piece bathroom, complemented by PVC double glazing and electric heating system. There is also a balcony and external parking space. Ideal for first-time buyers or investors.



## 8 Pier House, Canalside, Blackburn, BB1 1BH

### TENURE

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

### ACCOMMODATION

### ENTRANCE HALL

### LOUNGE

16' 8" x 10' 7" (5.08m x 3.23m) PVC double glazed window, PVC double glazed double patio door, electric heater, balcony

### KITCHEN

9' 4" x 6' 9" (2.84m x 2.06m) Wall & base units, built in oven, hob, extractor fan, plumbed for washing machine, stainless steel single drainer sink unit with mixer tap, PVC double glazed window

### BEDROOM ONE

9' 10" x 9' 10" (3m x 3m) 2 X PVC double glazed windows, fitted furniture

### THREE-PIECE BATHROOM

Low level WC, wash hand basin, bath with shower over

### OUTSIDE

Parking space provided

### 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 Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsstateagents.co.uk](mailto:darwen@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

%epcGraph\_c\_1\_198%