



PROCTORS

ESTATE AGENTS

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2 Wain Court, Livingstone Road, Blackburn, BB2 6NE

"Offers Over" £70,000

A first floor apartment in this convenient residential area close to local amenities. The accommodation comprises of a lounge, fully fitted kitchen, one bedroom (with fitted wardrobes) and a 3-piece shower room. It has gas central heating & PVC double glazing. There is also a garage below the apartment.



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TENURE

TBA

ACCOMMODATION

ENTRANCE HALL

Storage cupboard

LOUNGE

16' 5" x 10' 3" (5m x 3.12m) PVC double glazed window, radiator

KITCHEN

10' 3" x 6' 10" (3.12m x 2.08m) Fitted wall & floor units including drawers, hob, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double glazed window

BEDROOM

13' 8" x 8' 11" (4.17m x 2.72m) Fitted wardrobes, radiator, PVC double glazed window

THREE-PIECE SHOWER ROOM

6' 9" x 5' 2" (2.06m x 1.57m) Walk in shower, wash basin, WC, PVC double glazed window, radiator, laminate walls

OUTSIDE

Garage below

PLEASE NOTE

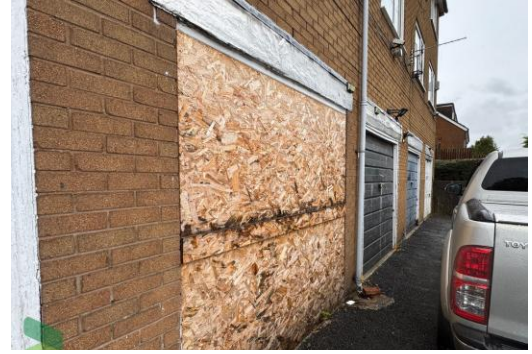
VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	TBC

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