



PROCTORS

ESTATE AGENTS

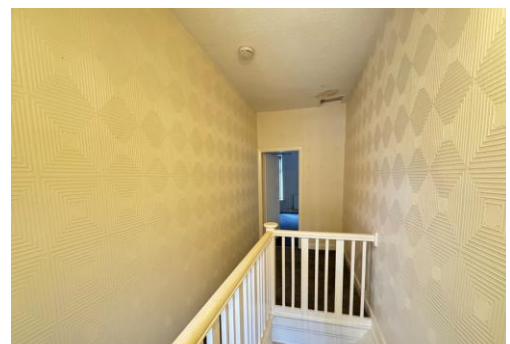
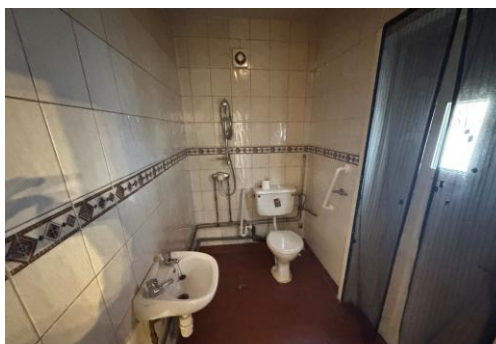
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512 Bolton Road, Blackburn, BB2 4JT

“ Offers Over” £90,000

A garden fronted mid terrace house in this popular, convenient residential location at Ewood. The property has larger than average living accommodation with two double bedrooms, a first floor three-piece bathroom and a ground floor shower room. There is a lounge and kitchen. It has gas central heating & PVC double glazing. It is reasonably priced to offer scope for improvement.



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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' 8" x 12' 10" (4.17m x 3.91m) Electric fire in fire surround, radiator, PVC double glazed window, wall lighting, folding doors to

KITCHEN

15' x 9' 9" (4.57m x 2.97m) Wall & floor units, stainless steel single drainer sink unit, gas fired central heating boiler unit

THREE-PIECE SHOWER ROOM

7' 6" x 4' 7" (2.29m x 1.4m) Radiator, shower, wash basin, WC

STAIRS TO FIRST FLOOR

BEDROOM ONE

13' 3" x 12' 11" (4.04m x 3.94m) PVC double glazed window, radiator

BEDROOM TWO

11' 5" x 7' 8" (3.48m x 2.34m) Radiator, PVC double glazed window, built in wardrobes

THREE-PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, radiator, PVC double glazed window

OUTSIDE

Yard to rear

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.



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