



PROCTORS

ESTATE AGENTS

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20 Rose Hill Avenue, Blackburn, BB1 1YW

"Offers Over" £80,000

A semi detached true bungalow in this convenient residential Audley area of Blackburn. It has a lounge, kitchen, one bedroom and shower room. It has PVC double glazing and electric heating. There are gardens to the front and rear with a driveway to the side and a garage to the rear. It requires modernisation but offers good potential.



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TENURE

To be confirmed

ACCOMMODATION

ENTRANCE HALL

Cylinder cupboard, storage cupboard

LOUNGE

14' 6" x 10' 10" (4.42m x 3.3m) Electric fire in fire surround, electric radiator, PVC double glazed window, wall lighting

KITCHEN

5' 11" x 4' 9" (1.8m x 1.45m) Wall and floor units , built in oven, hob, extractor, stainless steel sink drainer unit, PVC double glazed window, door

THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, fully tiled walls

BEDROOM

11' x 7' 9" (3.35m x 2.36m) Fitted wardrobes and drawers, PVC double glazed window,

OUTSIDE

Paved front garden, driveway, garage and rear garden

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.

