



PROCTORS

ESTATE AGENTS

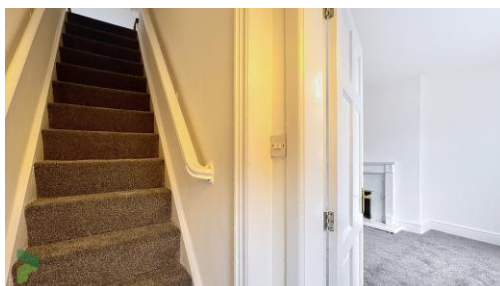
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2 Shorrock Lane, Blackburn, BB2 4DA

£110,000

Recently refurbished three bedroomed terraced property situated in the ever popular Mill Hill area of Blackburn, close to all excellent local amenities. The accommodation briefly comprising entrance, lounge, dining room, kitchen, three first floor bedrooms, served by three-piece family bathroom, complemented by PVC double glazing and gas central heating, with enclosed yard to rear. The property has been newly carpeted and decorated throughout. Ideal for first-time buyers/investors.



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TENURE

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

ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

16' x 12' 6" (4.88m x 3.81m) Radiator, PVC double glazed window

SITTING ROOM

16' 3" x 8' 6" (4.95m x 2.59m) PVC double glazed window, radiator, cupboard understairs

KITCHEN

8' 9" x 7' 1" (2.67m x 2.16m) Wall & floor units, stainless steel single drainer sink unit, radiator, plumbed for washer, PVC double glazed window, gas fired central heating boiler

STAIRS TO FIRST FLOOR

BEDROOM ONE

10' 1" x 9' 2" (3.07m x 2.79m) Radiator, PVC double glazed window

BEDROOM TWO

12' 8" x 12' 6" (3.86m x 3.81m) Radiator, PVC double glazed window

BEDROOM THREE

9' x 7' 3" (2.74m x 2.21m) Radiator, PVC double glazed window

THREE-PIECE BATHROOM

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

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.



Tenure	Unknown
Ground Rent	
Council Tax Band	Band A
Local Authority	
EPC Rating	60d

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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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		
55-68	D	60 D	74 C
39-54	E		
21-38	F		