



PROCTORS

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22 Nuttall Street, Blackburn, BB2 4JA

O.I.R.O. £100,000

Two bedroomed mid terrace property situated in the ever popular Ewood Area of Blackburn, close to all excellent local amenities. The accommodation briefly comprises entrance vestibule, hallway, lounge, dining room, kitchen, two first floor bedrooms, served by a three-piece family bathroom and complemented by PVC double glazing & gas central heating. Externally, residents parking is available. The property had a new roof and was completely rewired in 2019, including electric smoke detectors, lights in walk-in wardrobe in bedroom, attic, outside toilet and shed with a new felted roof (with electric points). New combi boiler installed in May 2026 with 5 year guarantee. Ideal for first time buyers/investors.



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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

HALLWAY

Radiator

LOUNGE

14' 7" x 12' 4" (4.44m x 3.76m) Laminate flooring, radiator, PVC double glazed window

DINING ROOM

11' 5" x 10' 10" (3.48m x 3.3m) PVC double glazed window, radiator

KITCHEN

10' 7" x 7' 11" (3.23m x 2.41m) Wall & base units, plumbed for washing machine, PVC double glazed window & door, stainless steel single drainer sink unit with mixer tap, radiator, extractor fan

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

14' 7" x 11' 4" (4.44m x 3.45m) PVC double glazed window, radiator

BEDROOM TWO

12' 4" x 8' 2" (3.76m x 2.49m) PVC double glazed window, radiator

THREE-PIECE BATHROOM

Low level WC, wash basin, bath with shower over, PVC double glazed window, heated towel rail, extractor fan



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	71c

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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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.

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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