



PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackbum@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



Stephen Street, Blackburn, BB2 4DW

£110,000

A recently refurbished mid terrace house situated conveniently close to the centre of Mill Hill with all local amenities on hand. It provides ideal family accommodation with two reception rooms, a separate fitted kitchen, three bedrooms and a three-piece bathroom with shower. It has gas central heating and PVC double glazing. It has been redecorated and has new carpets throughout. Viewing is highly recommended.



5 Stephen Street, Blackburn, BB2 4DW

TENURE

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

ACCOMMODATION

VESTIBULE

PVC front door

ENTRANCE HALL

SITTING ROOM

14' 2" x 12' 4" (4.32m x 3.76m) Radiator, PVC double glazed window

LIVING ROOM

14' x 13' 3" (4.27m x 4.04m) Radiator, PVC double glazed window, cupboard understairs

FITTED KITCHEN

9' 6" x 7' 4" (2.9m x 2.24m) Wall & floor units, stainless steel single drainer sink unit, gas fired central heating boiler, PVC double glazed window & door, radiator

STAIRS TO FIRST FLOOR

LANDING

BEDROOM ONE

14' 4" x 12' 3" (4.37m x 3.73m) Radiator, PVC double glazed window

BEDROOM TWO

10' 2" x 6' 9" (3.1m x 2.06m) PVC double glazed window, radiator

BEDROOM THREE

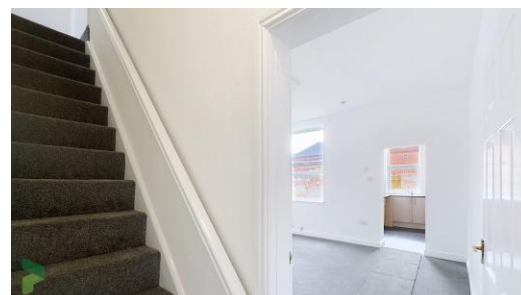
10' 4" x 7' 2" (3.15m x 2.18m) PVC double glazed window, radiator

THREE-PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, radiator, tiled splash back

OUTSIDE

Rear yard



Tenure	Freehold
Ground Rent	
Council Tax Band	Band A
Local Authority	
EPC Rating	66d

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.

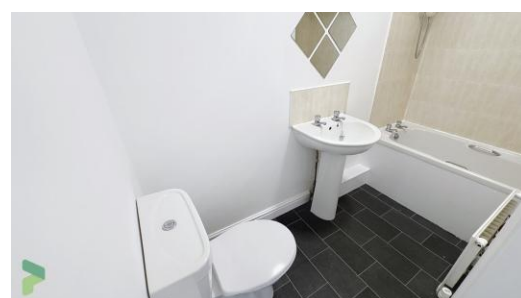
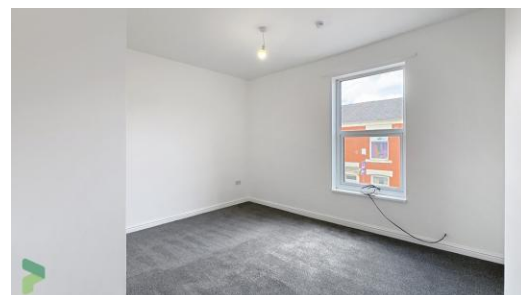
5 Stephen Street, Blackburn, BB2 4DW

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.



Proctors Blackburn

2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. blackburn@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

5 Stephen Street, Blackburn, BB2 4DW



Proctors Blackburn
2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsstateagents.co.uk
Web. proctorsstateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		