



# PROCTORS

ESTATE AGENTS

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**113 Bonsall Street, Blackburn, BB2 4DD**

**£80,000**

*\*To be sold with tenant in situ\** A mid terrace investment property situated in this quiet but convenient location close to all local amenities in Mill Hill. The accommodation has two reception rooms, a separate fitted kitchen, two bedrooms and a three-piece bathroom with shower. It has gas central heating and PVC double glazing. It is currently let to a long term tenant at £550pcm.

## 113 Bonsall Street, Blackburn, BB2 4DD

### TENURE

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

### ACCOMMODATION

### VESTIBULE

### SITTING ROOM

14' x 13' (4.27m x 3.96m) Gas fire, brick fireplace, radiator, PVC double glazed window

### LOUNGE

14' x 14' (4.27m x 4.27m) Gas fire, PVC double glazed window, radiator

### KITCHEN

8' 11" x 7' 6" (2.72m x 2.29m) Wall & floor units, stainless steel single drainer sink unit, gas fired central heating boiler, PVC double glazed window, radiator

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

14' x 13' 1" (4.27m x 3.99m) Radiator, PVC double glazed window

### BEDROOM TWO

9' 6" x 7' 9" (2.9m x 2.36m) Radiator, PVC double glazed window

### THREE-PIECE BATHROOM

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

### OUTSIDE

Rear yard

### 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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