



# PROCTORS

ESTATE AGENTS

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## New Chapel Street, Blackburn

**£55,000**

A one bedroom first floor apartment situated in the heart of Mill Hill with all excellent local amenities in close proximity including local schooling and railway networks. The accommodation briefly comprising lounge with open kitchen, one double bedroom and a three piece shower room. PVC double glazing and gas central heating are both installed. The property has been recently decorated with new carpets and a new shower room. In our opinion this is an ideal investment opportunity.



# New Chapel Street, Blackburn

## ACCOMMODATION

### LOUNGE/OPEN KITCHEN

18' 1" x 14' 1" (5.51m x 4.29m) Wall and base units, 1 and 1/2 stainless steel single drainer sink unit with mixer tap, radiator, PVC double glazed window

### ONE BEDROOM

14' x 9' 10" (4.27m x 3m) PVC double glazed window, radiator

### THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, radiator

### 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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	74   c
55-68	D		
39-54	E		
21-38	F		