



# PROCTORS

ESTATE AGENTS

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**Bentham Road, Blackburn**

**'Offers Over' £105,000**

A much improved mid town house in this popular and convenient residential are close to all amenities on Livesey Branch Road and Mill Hill. The accommodation has the benefit of 2 bedrooms (one with fitted wardrobes), a three-piece bathroom, lounge and fully fitted dining kitchen. Gas central heating and PVC double glazing are both installed. Externally, there are gardens to the front and rear. Viewing is highly recommended.



# Bentham Road, Blackburn

## ACCOMMODATION

### ENTRANCE

### LOUNGE

14' 8" x 11' 3" (4.47m x 3.43m) PVC double glazed bay window, radiator

### FULLY FITTED DINING KITCHEN

14' 3" x 8' (4.34m x 2.44m) Wall and base units, built in oven, hob & extractor fan, radiator, 1 1/2 stainless steel single drainer sink unit with mixer tap, integrated fridge & freezer, plumbed for washer, PVC double glazed window and door

### STAIRS TO FIRST FLOOR LANDING

### BEDROOM ONE

12' 8" x 11' (3.86m x 3.35m) 2 PVC double glazed windows, built in wardrobes, radiator

### BEDROOM TWO

9' 2" x 8' 4" (2.79m x 2.54m) PVC double glazed window, radiator

### THREE PIECE BATHROOM

Panelled bath with shower, wash basin, WC, heated towel rail, fully tiled, PVC double glazed window

### OUTSIDE

Front and rear garden

### 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		87   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		