



# PROCTORS

ESTATE AGENTS

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**Blackamoor Road, Guide, Blackburn**

**'Offers Over' £130,000**

A deceptively spacious stone built cottage in this much sought after and very convenient residential area. It has open aspects to the front and rear and now benefits from the recent changes to the road network and enjoys a cul-de-sac location. There are 2 large reception rooms, a separate kitchen, 3 bedrooms and a four-piece bathroom. It requires general modernisation but offers excellent potential. There is a plot of land to the rear (25m x 8m) having been used as a garden with the property for many years. This is to be transferred to the property for the prospective purchasers.





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## ENTRANCE VESTIBULE

## LOUNGE

17' x 15' 3" (5.18m x 4.65m) Gas fire, radiator, wall lights

## DINING ROOM

14' 10" x 11' 1" (4.52m x 3.38m) Radiator, cupboard downstairs

## KITCHEN

17' 3" x 6' (5.26m x 1.83m) 2 PVC glazed windows and door, base units

## STAIRS TO FIRST FLOOR LANDING

Loft access with pull-down ladder

## FOUR-PIECE BATHROOM

Panelled bath, wash basin, WC, walk in shower, PVC double glazed window

## BEDROOM ONE

16' 10" x 9' (5.13m x 2.74m) Double radiator

## BEDROOM TWO

11' 3" x 9' 10" (3.43m x 3m) PVC double glazed window, radiator, airing cupboard

## BEDROOM THREE

13' 7" x 10' (4.14m x 3.05m) Double radiator

## OUTSIDE

Yard, plot of land



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Unknown  
  
Band A  
  
TBC

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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### 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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