



St. James's Road, Blackburn

"offers over" £130,000

A mature semi-detached house situated in this highly sought after residential area. The property has a lounge, dining kitchen, 2 bedrooms and a 3 piece bathroom with shower. It has gas, central heating and PVC windows. There are gardens to the front and rear with a driveway at the side leading to a detached garage.

Viewing is recommended.



St. James's Road, Blackburn

ACCOMMODATION

ENTRANCE HALL

PVC front door

LOUNGE

11' 2" x 14' 2" (3.4m x 4.32m) Into PVC double glazed bay window, radiator, gas fire, fire surround

DINING KITCHEN

10' 9" x 9' 4" (3.28m x 2.84m) Wall and floor units, stainless steel single drainer sink unit, PVC double glazed window and door, radiator, walk in pantry under stairs with PVC double glazed window

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

15' 7" x 14' 4" (4.75m x 4.37m) 2 PVC double glazed windows, radiator

BEDROOM 2

9' 8" x 9' (2.95m x 2.74m) PVC double glazed window, radiator

3 PIECE BATHROOM

Panelled bath with shower over, wash basin, wc, PVC double glazed window, radiator

OUTSIDE

Wide driveway, gardens to the front and rear, detached garage, store

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.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

%epcGraph_c_1_198%