



# PROCTORS

ESTATE AGENTS

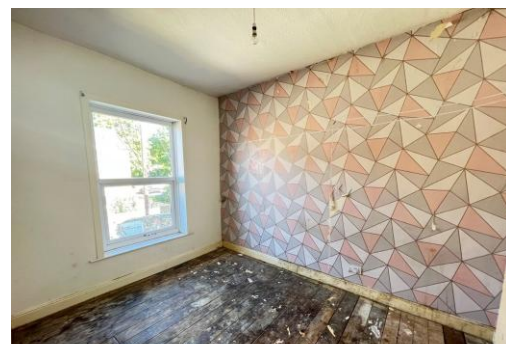
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## 414 Whalley New Road, Blackburn

**“Offers Over” £80,000**

A garden fronted mid terrace situated in this convenient location with all amenities nearby. The accommodation has 2 reception rooms, a separate kitchen, 3 bedrooms and a 3 piece bathroom. It requires general modernisation but offers good potential.



# 414 Whalley New Road, Blackburn

## ACCOMMODATION

### VESTIBULE

### ENTRANCE HALL

### SITTING ROOM

12' 1" x 11' 8" (3.68m x 3.56m) Radiator, PVC double glazed windows

### LIVING ROOM

15' 1" x 12' (4.6m x 3.66m) Radiator, gas fire with fire surround, cupboard under stairs, PVC double glazed windows

### KITCHEN

11' 2" x 6' 11" (3.4m x 2.11m) Wall and floor units, stainless steel single drainer sink unit, gas fired central heating boiler unit, 2 PVC double glazed windows

### FIRST FLOOR

### BEDROOM ONE

15' 2" x 7' 10" (4.62m x 2.39m) Radiator, PVC double glazed window

### BEDROOM TWO

12' x 8' 10" (3.66m x 2.69m) Radiator, PVC double glazed window

### BEDROOM THREE

8' 5" x 5' 11" (2.57m x 1.8m) Radiator, PVC double glazed window

### 3 PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, 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



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