



# PROCTORS

ESTATE AGENTS

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## Hudson Close, Blackburn

**"Offers Over" £150,000**

A mature link detached true bungalow enjoying a cul-de-sac location in this much sought after residential area of Lammack. The accommodation has a lounge, fully fitted kitchen, sun porch and side porch, 2 bedrooms and 2 piece shower room and separate WC. It has internal access into a garage. There are generous gardens to the front and rear and a driveway leading to the garage. It has gas central heating, PVC double glazed windows and a boarded loft with light. The property offers good potential.





# Hudson Close, Blackburn

## TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

## ACCOMMODATION

### ENTRANCE PORCH

Tiled floor, access to garage and sun porch

### ENTRANCE HALL

Radiator, built in wardrobes with gas fired central heating boiler unit and cupboards above, loft access with pull down ladder

### LOUNGE

20' 11" x 10' 10" (6.38m x 3.3m) 4 double glazed windows, fireplace, radiator

### KITCHEN

10' 9" x 10' 6" (3.28m x 3.2m) Wall and floor units including drawers, stainless steel single drainer sink unit, radiator

### SIDE PORCH/UTILITY ROOM

8' 6" x 5' 7" (2.59m x 1.7m) Plumbed for washer

### BEDROOM ONE

11' 11" x 9' 11" (3.63m x 3.02m) Fitted wardrobes, radiator, double glazed window

### BEDROOM TWO

8' 6" x 8' 7" (2.59m x 2.62m) Fitted wardrobes, radiator, double glazed window

### 2 PIECE BATHROOM

Panelled bath with shower and screen, panelled wash basin, radiator, double glazed window

### SUN PORCH

13' x 6' (3.96m x 1.83m) Tiled floor

### SEPERATE WC

### GARAGE

18' 11" x 9' 1" (5.77m x 2.77m) Up and over door

### OUTSIDE

Gardens front and rear, driveway leading to garage



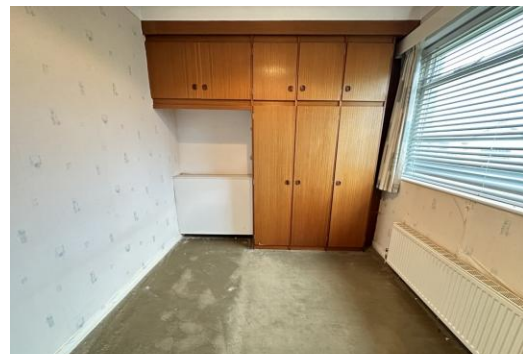
Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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