



# PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW  
Tel. 01254582489  
Email. [blackburn@proctorsstateagents.co.uk](mailto:blackburn@proctorsstateagents.co.uk)  
Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)



## Taunton Road, Blackburn

£220,000

Internal inspection is a must to fully appreciate this deceptively spacious bay windowed end terrace situated in this much sought after residential close to local primary and secondary schools in the Billinge and Wensley Fold area. The much improved accommodation has 3 reception rooms, a fitted kitchen, a ground floor wet room, 3 double bedrooms (all with fitted wardrobes) and a 3 piece bathroom with shower. It is in excellent decorative order throughout, has gas central heating and PVC double glazed windows. It enjoys superb views over the surrounding area to the front. There is also scope to extend into the loft space if further accommodation is required.





# Taunton Road, Blackburn

## ACCOMMODATION

### ENTRANCE VESTIBULE

### ENTRANCE HALL

Radiator, cupboard downstairs

### LOUNGE

13' 3" x 16' 6" (4.04m x 5.03m) Into PVC double glazed bay window, living flame gas fire in fire surround, radiator, PVC double glazed side window

### LIVING ROOM

15' 4" x 11' 2" (4.67m x 3.4m) 2 PVC double glazed windows, living flame gas fire in fire surround, radiator, wall lighting

### MORNING ROOM

10' 11" x 11' 2" (3.33m x 3.4m) Gas heater, PVC double glazed bay window, radiator

### FITTED KITCHEN

14' 1" x 9' 11" (4.29m x 3.02m) Wall and floor units including drawers, granite worktops, island sink, 2 x PVC double glazed window and door, spotlighting, tiled floor, Velux double glazed window, radiator

### 3 PIECE WET ROOM

Shower, wash basin, WC, fully tiled walls and floor, chrome radiator and towel rail

### FIRST FLOOR LANDING

Built in cupboard

### BEDROOM ONE

13' 11" x 15' 7" (4.24m x 4.75m) Plus fitted wardrobes, 2 PVC double glazed windows, matching drawers, radiator with cover

### BEDROOM TWO

13' 8" x 11' 8" (4.17m x 3.56m) 2 PVC double glazed windows, radiator, fitted wardrobes and drawers

### BEDROOM THREE

12' 1" x 10' (3.68m x 3.05m) PVC double glazed window, radiator, fitted wardrobe and drawers

### 3 PIECE BATHROOM

Corner bath with shower, wash basin, WC, PVC double glazed window, gas fired central heating boiler unit, tiled walls and flooring



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.

## Taunton Road, Blackburn

### OUTSIDE

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.



Proctors Blackburn

2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. [blackburn@proctorsstateagents.co.uk](mailto:blackburn@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

## Taunton Road, Blackburn



Proctors Blackburn

2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. [blackburn@proctorsstateagents.co.uk](mailto:blackburn@proctorsstateagents.co.uk)

Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

%epcGraph\_c\_1\_198%