



PROCTORS

ESTATE AGENTS

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Knuzden Brook, Blackburn

"Offers Over" £85,000

An attractive stone faced mid terrace situated in this popular residential area on the fringe of town at Knuzden. The property provides 'cottage style' accommodation which has a lounge, fully fitted kitchen, one double bedroom plus attic room with a Velux double glazed window and a 4 piece bathroom. It has gas central heating, PVC double glazed windows and solar panels. There is a courtyard garden to the rear. It is currently let to a long term tenant and this would be of interest to investors.



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ACCOMMODATION

ENTRANCE VESTIBULE

SITTING ROOM

13' 7" x 12' 10" (4.14m x 3.91m) Wood log fire, PVC double glazed window, radiator

FULLY FITTED KITCHEN

12' 1" x 9' 5" (3.68m x 2.87m) Wall & floor units including drawers, stainless steel single drainer sink unit, built in oven, gas hob, extractor

FIRST FLOOR

BEDROOM ONE

11' 2" x 11' 1" (3.4m x 3.38m) 2 built in wardrobes, radiator, PVC double glazed window

FOUR PIECE BATHROOM

Panelled bath, walk in shower, wash basin, WC, radiator, built in cupboard with gas fired central heating boiler unit, open tread stairs to

ATTIC ROOM

17' 8" x 11' 6" (5.38m x 3.51m) Velux double glazed window, radiator

OUTSIDE

Rear courtyard garden

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		