



PROCTORS

ESTATE AGENTS

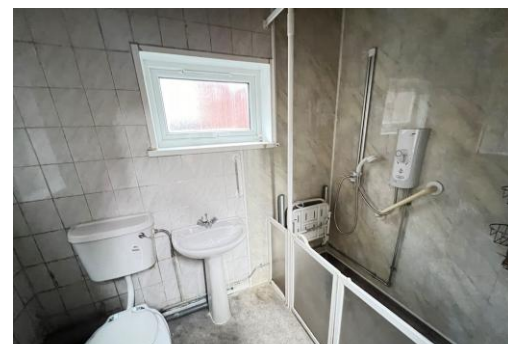
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38 Bicknell Street, Blackburn

Offers Over £200,000

A deceptively spacious end terrace in this much sought after location facing the mosque (Masjid e Tauheedul Islam). It is also convenient for all local amenities on Whalley Range and within easy reach of the town centre. The property has 2 reception rooms, a large kitchen and 3 piece shower room. There are 3 double bedrooms and a 3 piece shower room. PVC double glazing and gas central heating both installed. This is a larger than average family property which offers good potential.



38 Bicknell Street, Blackburn

ENTRANCE VESTIBULE

ENTRANCE HALL

PVC double glazed window, radiator

SITTING ROOM

12' 11" x 11' (3.94m x 3.35m) Radiator, PVC double glazed window

LIVING ROOM

14' 2" x 11' 6" (4.32m x 3.51m) Radiator, PVC double glazed window

KITCHEN

19' 9" x 7' 11" (6.02m x 2.41m) Wall and floor units, stainless steel single drainer sink unit, gas fired central heating boiler unit, 2 x PVC double glazed windows, cupboard under stairs, radiator

3 PIECE SHOWER ROOM

Shower, wash basin, WC, 2 x PVC double glazed windows, radiator

FIRST FLOOR

LANDING

Radiator, PVC double glazed window

BEDROOM 1

14' 8" x 13' (4.47m x 3.96m) Radiator, PVC double glazed window

BEDROOM 2

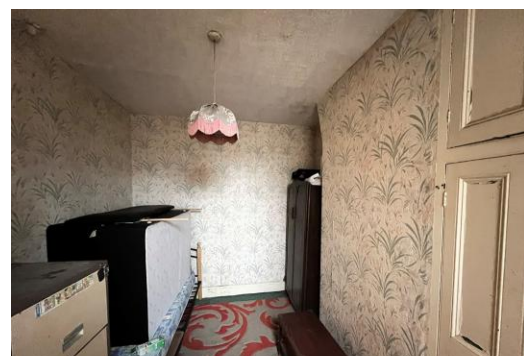
13' x 8' 1" (3.96m x 2.46m) Radiator, PVC double glazed window

BEDROOM 3

16' 3" x 8' 1" (4.95m x 2.46m) 2 x PVC double glazed windows, radiator

3 PIECE BATHROOM

Panelled bath, wash basin, WC, PVC double glazed window, fully tiled walls



Tenure
Council Tax Band
Local Authority
EPC Rating

Freehold
Band A
65d

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

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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