# PROCTORS
## ESTATE AGENTS

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## 38 Bicknell Street, Blackburn

### "Offers In Region Of" £180,000

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

## 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.