



PROCTORS

ESTATE AGENTS

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Belgrave Close, Blackburn

“Offers Over” £125,000

A two bedroom semi-detached property situated in a popular residential area close to all local amenities. The property comprises entrance vestibule, lounge, fully fitted kitchen, two bedrooms and a three piece family bathroom. Externally, there is a garden to the rear. The property includes PVC double glazed windows and gas central heating. To be sold with sitting tenants – currently paying £600pcm.



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ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

14' x 11' 10" (4.27m x 3.61m) PVC double glazed window, laminate floor, radiator

FULLY FITTED KITCHEN

12' 2" x 10' 2" (3.71m x 3.1m) Wall and floor units including drawers, built in oven, hob, extractor, stainless steel single drainer sink unit, 2 x PVC double glazed windows, radiator

BEDROOM ONE

12' 3" x 10' 5" (3.73m x 3.18m) 2 x PVC double glazed windows, radiator

BEDROOM TWO

10' 4" x 6' 10" (3.15m x 2.08m) PVC double glazed window, radiator

THREE PIECE BATHROOM

Low level WC, wash basin, bath

OUTSIDE

Rear garden, driveway to front

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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