



# PROCTORS

ESTATE AGENTS

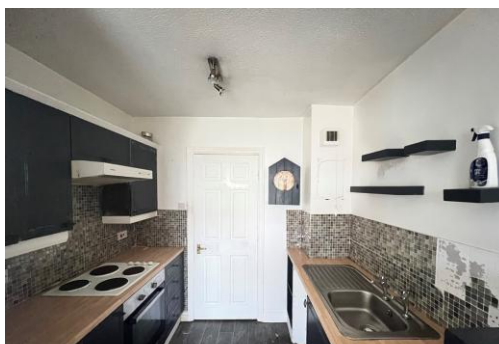
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## Clippers Quay, Blackburn

**"Offers Over" £65,000**

A first floor apartment in this three storey modern block in this popular and convenient residential area, close to local amenities in the immediate area and within approximately 1/2 mile of the Blackburn Railway Station and town centre. The accommodation briefly comprises of L shaped lounge with dining area, which is open to the kitchen. There are two bedrooms and a three piece bathroom. Externally, there is a car park with various spaces for residents. It is in need of some cosmetic improvement. There is a strong rental demand in this area and would appeal to investor purchasers. This property has the potential to achieve rent of between £495-525pcm.



# Clippers Quay, Blackburn

## ACCOMMODATION

### ENTRANCE HALL

Storage heater, laminate floor, air conditioning

### L SHAPED LOUNGE

19' x 13' 4" (5.79m x 4.06m) 3 x double glazed windows

### KITCHEN

7' 11" x 6' (2.41m x 1.83m) Wall & floor units including drawers, built in oven, hob stainless steel single drainer unit

### BEDROOM ONE

10' 5" x 8' 9" (3.18m x 2.67m)

### BEDROOM TWO

9' 6" x 6' 8" (2.9m x 2.03m)

### THREE PIECE BATHROOM WITH SHOWER

Panelled bath, wash basin, WC, laminate floor

### 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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