



9 Higher Audley Street, Blackburn

£100,000

A modern town house situated in this much sought after and convenient residential location off Audley Range. The accommodation has two reception rooms, a separate kitchen, two bedrooms plus box room, a two piece bathroom with shower and a separate WC. It has gas central heating and PVC double glazing. There is a garden area to the front. The property would be an ideal first time buy or may be of interest to rental investors. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.



9 Higher Audley Street, Blackburn

ACCOMMODATION

ENTRANCE HALL

Laminate floor, 2 storage cupboards, radiator

LOUNGE

12' 5" x 10' 7" (3.78m x 3.23m) Radiator, PVC double glazed window



DINING ROOM

10' 9" x 8' 7" (3.28m x 2.62m) PVC double glazed window, radiator, laminate floor



KITCHEN

10' 5" x 8' 1" (3.18m x 2.46m) Wall and floor units, stainless steel single drainer sink unit, radiator, PVC double glazed window, laminate floor

FIRST FLOOR

LANDING

Storage cupboard, loft access



BEDROOM ONE

12' 8" x 9' 10" (3.86m x 3m) Radiator, PVC double glazed window

BEDROOM TWO

12' 8" x 9' 7" (3.86m x 2.92m) Radiator, PVC double glazed window



BOX ROOM

5' 10" x 5' 8" (1.78m x 1.73m) Gas fired central heating boiler unit

TWO PIECE BATHROOM

5' 11" x 5' 7" (1.8m x 1.7m) Panelled bath with shower, wash basin, PVC double glazed window, radiator



SEPARATE WC

PVC double glazed window, radiator



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	74c

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.

9 Higher Audley Street, Blackburn

OUTSIDE

Garden area to rear

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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.



Proctors Blackburn

2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. blackburn@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	88 B