



PROCTORS

ESTATE AGENTS

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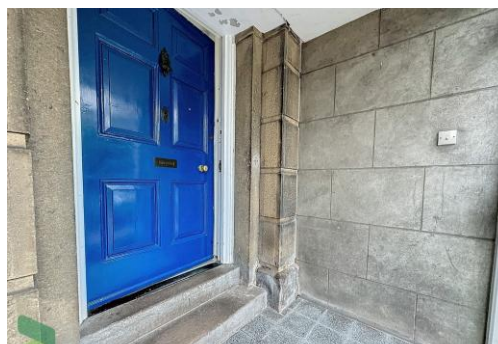
732 Preston Old Road, Blackburn, BB2 5EN

“Offers Over” £485,000

A Large Detached 19th Century Stone Built Former Vicarage set in extensive half acre grounds in this sought after Feniscowles area, approximately 2 miles west of Blackburn town centre and within approximately 2 miles of the M65 at Junction 3. The property benefits period features, such as sliding sash windows, some panelled internally, generally not double glazed. The building is Grade 2 Listed.

The larger than average living accommodation is arranged on three floors. On the ground floor there are three large basement rooms with access to the rear garden. On the first floor, the property has the benefit of three reception rooms, kitchen, utility room and shower room/WC. On the second floor there are five bedrooms, 3-piece bathroom and shower room/WC. Externally, there are larger than average gardens to the front and rear and a driveway with parking for several cars leading to a garage. There is an enclosed side yard with stone/slate roofed store.

This property offers excellent potential and scope for improvement.



732 Preston Old Road, Blackburn

ACCOMMODATION

FRONT PORCH

6' 10" x 3' 11" (2.1m x 1.2m)

HALLWAY

Tiled floor, stairs off

SHOWER ROOM

6' 0" x 5' 10" (1.84m x 1.79m) Shower, wash hand basin with tiled splash back, WC

STUDY

11' 10" x 11' 7" (3.62m x 3.55m) Built-in shelving, gas/fan wall heater

LIVING ROOM ONE

15' 11" x 13' 11" (4.86m x 4.24m) Gas fire, laminate floor

LIVING ROOM TWO

15' 9" x 13' 11" (4.81m x 4.24m) Gas/electric wall mounted fan heater

KITCHEN

13' 10" x 12' 2" (4.24m x 3.73m) Range of matching wood effect fronted base and wall cupboards with worktops to 2 walls, built in oven and grill, gas hob, stainless steel sink, strainer bowl and single drainer

UTILITY ROOM

12' 2" x 6' 8" (3.71m x 2.03m) Base and broom cupboard with worktop incorporating stainless steel single drainer sink unit

GARAGE/STORE

16' 0" x 12' 2" (4.88m x 3.71m) Power & light, manually operated up & over door

BASEMENT ROOM ONE

15' 11" x 13' 11" (4.86m x 4.24m) (no heating fitted)

BASEMENT ROOM TWO

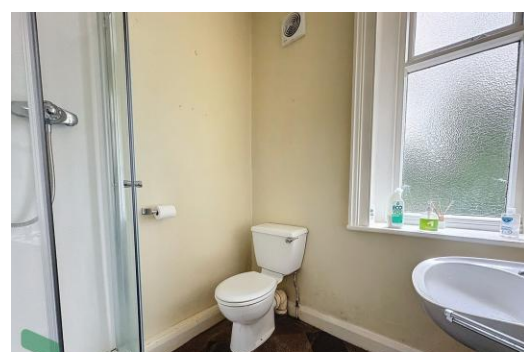
15' 11" x 13' 11" (4.86m x 4.24m) With wall mounted central heating boiler

BASEMENT ROOM THREE

11' 10" x 11' 7" (3.62m x 3.55m)

CORRIDOR AND ALCOVE

21' 6" x 6' 6" (6.56m x 2m)



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	54

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.

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SECOND FLOOR

BEDROOM ONE

15' 11" x 13' 11" (4.85m x 4.24m)

BEDROOM TWO

15' 9" x 13' 11" (4.8m x 4.24m)

BEDROOM THREE

13' 11" x 12' 3" (4.24m x 3.73m)

BEDROOM FOUR

13' 11" x 12' 2" (4.24m x 3.71m)

BEDROOM FIVE

11' 11" x 11' 8" (3.63m x 3.56m)

SHOWER ROOM

11' 4" x 2' 7" (3.45m x 0.79m) Shower, WC, wash hand basin

THREE PIECE BATHROOM

6' 9" x 6' (2.06m x 1.83m) Three piece suite in white, bath, wash hand basin, low flush WC, half tiled walls, vinyl flooring

OUTSIDE

Gardens to the front & rear, driveway with parking for several cars, leading to a garage

SHED

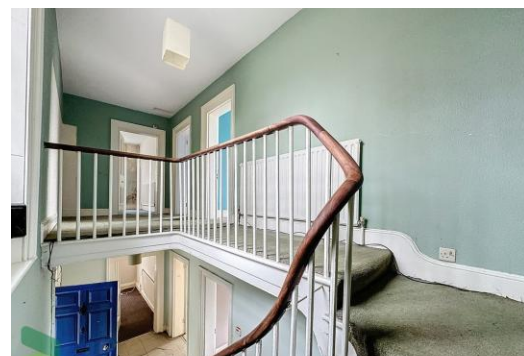
16' 11" x 10' 11" (5.18m x 3.34m) Stone built and slate roofed three compartment shed

SPECIAL CONDITIONS

Prohibition on using Vicarage or similar in the name after purchase and restricted for single family occupation

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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732 PRESTON OLD ROAD - MARKETING BY PROCTORS ESTATE AGENTS
 TOTAL FLOOR AREA: 3209 sq. ft. (298.1 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		