



PROCTORS

ESTATE AGENTS

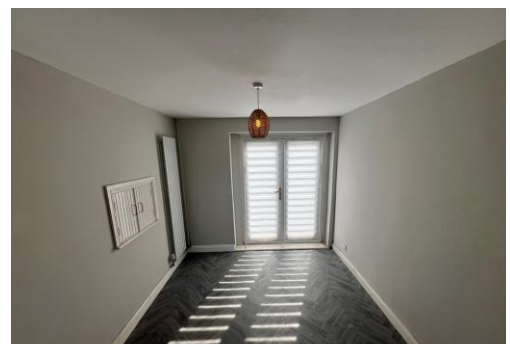
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1 Park Farm Road, Blackburn

“Offers Over” £230,000

A modern detached house enjoying a corner plot in this much sought after and convenient residential area at Feniscowles. The accommodation has three bedrooms, a fully tiled three piece bathroom, a lounge, dining room, fully fitted kitchen and two piece cloakroom. It has gas central heating and PVC double glazing. There are gardens to the front, side and rear with a garage at the rear.



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ACCOMMODATION

ENTRANCE HALL

Double radiator, built in storage cupboard, cupboard under stairs

TWO PIECE CLOAKROOM

Wash basin, WC, PVC double glazed window, radiator

LOUNGE

16' x 10' 8" (4.88m x 3.25m) Radiator, PVC double glazed window, open to

DINING ROOM

9' 10" x 8' 10" (3m x 2.69m) PVC double glazed french doors, radiator

FULLY FITTED KITCHEN

9' 11" x 8' 2" (3.02m x 2.49m) Wall & floor units including drawers, stainless steel single drainer sink unit, built in oven, gas hob, extractor, PVC double glazed window & door

FIRST FLOOR

LANDING

Storage cupboard, PVC double glazed window, loft access

BEDROOM ONE

14' 8" x 9' 11" (4.47m x 3.02m) Radiator, PVC double glazed window

BEDROOM TWO

11' 5" x 9' 11" (3.48m x 3.02m) Radiator, PVC double glazed window

BEDROOM THREE

7' 4" x 6' 7" (2.24m x 2.01m) Radiator, PVC double glazed window, built in cupboard with gas fired central heating boiler unit

FULLY TILED THREE PIECE BATHROOM

Panelled bath with shower over, wash basin, WC, PVC double glazed window, chrome radiator/towel rail



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	67d

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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OUTSIDE

Gardens to the front, side & rear, garage with access from rear with side door

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		