



PROCTORS

ESTATE AGENTS

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Brownlow Terrace, Pleasington, Blackburn

Offers over £220,000

A deceptively spacious ground floor apartment enjoying a quiet location in the much sought after village of Pleasington, adjacent to the well renowned Golf Course, and with excellent connections to the surrounding area with a nearby railway station and easy access to the regions major road network. The property provides larger than average accommodation for its type with three bedrooms (one with dressing room and en-suite bathroom), a separate shower room, an L-shaped lounge and kitchen. There is also a utility area and storage area. It has gas central heating and PVC double glazed windows. There is a rear garden and allocated parking. It offers excellent potential. Viewing is recommended to fully appreciate.

ACCOMMODATION



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ENTRANCE HALL

Radiator, storage cupboard

L-SHAPED LOUNGE

17' 3" x 14' 10" (5.26m x 4.52m) Plus 8' 6 x 6' 2. PVC double glazed patio doors, 2 x PVC double glazed windows

KITCHEN

10' 8" x 7' 11" (3.25m x 2.41m) Wall & floor units including drawers, stainless steel single drainer sink unit, tiled walls & floor, PVC double glazed window

THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, radiator

MASTER BEDROOM

11' 2" x 10' 8" (3.4m x 3.25m) Radiator, PVC double glazed window

DRESSING ROOM

Fitted wardrobes

EN-SUITE BATHROOM

Panelled bath, walk in shower, wash basin, WC, PVC double glazed window, fully tiled walls & floor, radiator, spotlighting

BEDROOM TWO

12' 4" x 9' 8" (3.76m x 2.95m) Radiator, PVC double glazed window

BEDROOM THREE

11' 1" x 10' 2" (3.38m x 3.1m) Radiator, PVC double glazed window

UTILITY AREA

Gas fired central heating boiler unit, plumbed for washer, PVC double glazed window

STORAGE AREA

OUTSIDE

Garden to the rear, allocated parking

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.



Tenure	Leasehold
Ground Rent	£10
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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