



PROCTORS

ESTATE AGENTS

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9 Fernhurst Street, Blackburn

£115,000

A deceptively spacious stone built mid terrace house in this convenient residential locality at Ewood, close to all amenities and within easy reach of Blackburn town centre. There is a through lounge, a fitted kitchen, two lower ground floor rooms, two double bedrooms and a large bathroom. Benefits from gas central heating and PVC double-glazed windows.



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TENURE

To be advised

ACCOMMODATION

ENTRANCE VESTIBULE

HALLWAY

Radiator

THROUGH LOUNGE

29' 3" x 11' 8" (8.92m x 3.56m) Two PVC double-glazed windows, two radiators

KITCHEN

13' 4" x 7' 9" (4.06m x 2.36m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, gas point for cooker, plumbed for automatic washing machine, tiled splash-backs, double radiator, PVC double-glazed window

TWO ROOM BASEMENT

ROOM 1

14' 6" x 11' 11" (4.42m x 3.63m)

ROOM 2

9' 10" x 7' 4" (3m x 2.24m) Gas fired central heating boiler unit, access to rear

FIRST FLOOR

BEDROOM 1

15' 7" x 14' (4.75m x 4.27m) PVC double-glazed window, double radiator

BEDROOM 2

14' 7" x 9' 4" (4.44m x 2.84m) PVC double-glazed window, radiator

GENEROUS SIZE BATHROOM

13' 6" x 8' (4.11m x 2.44m) Panelled bath with shower attachment, wash hand basin, low level WC, two radiators, PVC double-glazed window

OUTSIDE

Yard to rear



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

Band

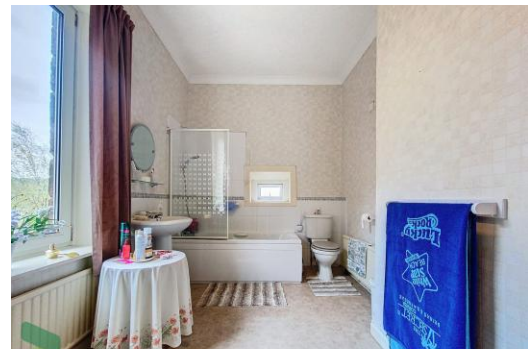
Blackburn with Darwen Borough Council
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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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

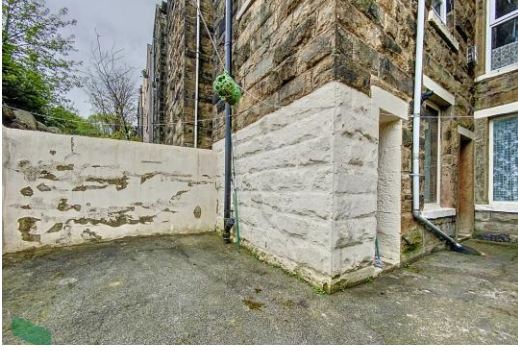
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