



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



16 Farmers Row, Blackburn

£180,000

A stone built 3 bedroomed mid terrace cottage pleasantly situated in this semi rural locality on the fringe of town and within easy reach of all excellent local amenities, and the m65 motorway networks. Briefly comprising lounge, sitting room/office, fitted kitchen/dining, three first floor bedrooms served by a three piece family bathroom. The property is complimented by PVC double glazing and gas central heating. In addition, the accommodation still maintains many original features. To the rear there is a patio and garden area.

TENURE

To be confirmed

ACCOMMODATION



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LOUNGE

13' 11" x 13' 8" (4.24m x 4.17m) Living flame gas fire in stone fire place, radiator, PVC double glazed window

KITCHEN DINING

21' 9" x 10' 8" (6.63m x 3.25m) Built in double oven, hob and extractor fan, wall and floor units including drawers, Belfast sink, plumbed for washer, dishwasher, 2x PVC double glazed windows, PVC double glazed stable door, radiator.

SITTING ROOM / OFFICE

13' 8" x 7' 6" (4.17m x 2.29m) PVC double glazed window, radiator

STAIRS TO FIRST FLOOR LANDING

Loft access, boarded.

BEDROOM 1

13' 8" x 12' 3" (4.17m x 3.73m) Fitted wardrobes, PVC double glazed window, radiator

BEDROOM 2

13' 10" x 7' 11" (4.22m x 2.41m) 2 PVC double glazed window, radiator

BEDROOM 3

16' 8" x 7' 5" (5.08m x 2.26m) Radiator, PVC double glazed window

THREE PIECE BATHROOM

Low level WC, wash basin, bath with shower over, PVC double glazed window, radiator

OUTSIDE

Garden, patio to road

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
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown
Band C
Blackburn with Darwen Borough Council
66

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		