



PROCTORS

ESTATE AGENTS

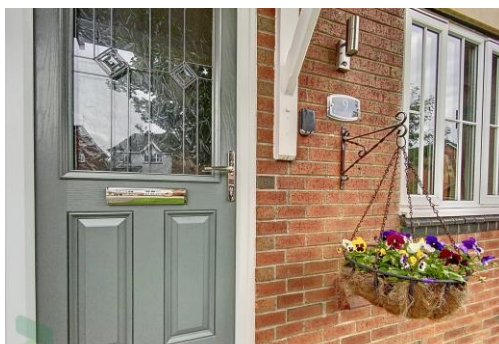
2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



9 Metcalfe Close, Blackburn

£185,000

A very impressive, modern semi-detached house, enjoying a quiet cul-de-sac location in this much sought after residential area of Fernhurst Farm. The property provides attractive, well-maintained ready to move into living accommodation which would be ideal for a first time buyer. It comprises a lounge, fully fitted dining kitchen, two bedrooms and a three piece bathroom. It is tastefully decorated throughout, has gas central heating and PVC double glazed windows. Externally, there are private garden areas to the front and rear (this is very private with a canopied decked patio). There is a driveaway to the side. Viewing is highly recommended.



9 Metcalfe Close, Blackburn

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

LOUNGE

12' 10" x 12' (3.91m x 3.66m) Modern fire surround, double radiator, PVC double glazed window, wall lighting, cupboard understairs

FULLY FITTED DINING KITCHEN

12' 10" x 8' 4" (3.91m x 2.54m) Wall & floor units including drawers, built in oven, gas hob, extractor, gas fired central heating boiler unit, PVC double glazed window, tiled flooring

STAIRS TO FIRST FLOOR

LANDING

PVC double glazed window, radiator

BEDROOM ONE

11' 7" x 9' 6" (3.53m x 2.9m) PVC double glazed window, storage cupboard/airing cupboard, loft access

BEDROOM TWO

8' 11" x 6' 4" (2.72m x 1.93m) Radiator, PVC double glazed window

THREE PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, PVC double glazed window, radiator

OUTSIDE

Private gardens to the front & rear, canopied decked patio, shed, driveway

PLEASE NOTE

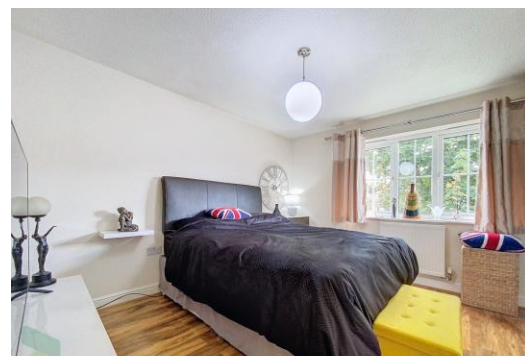
VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	68d

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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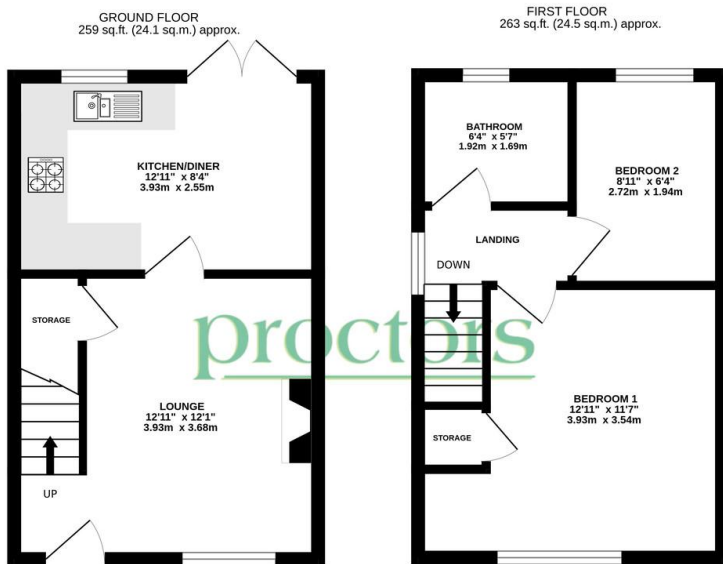
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9 METCALFE CLOSE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items 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		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		