



PROCTORS

ESTATE AGENTS

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121 Cornelian Street, Blackburn

“Offers Over” £125,000

A mid-terraced house in this sought after residential location off Whalley New Road close to Brownhill. The accommodation has two reception rooms, a fully fitted kitchen, three bedrooms and a three piece bathroom with shower. Viewing is highly recommended.



121 Cornelian Street, Blackburn

ACCOMMODATION

Vestibule

Entrance Hall

Radiator

Sitting Room

11'0 x 10'11 2 PVC double glazed windows, brick fireplace with fire surround, radiator, wall lights

Living Room

14'7 x 14'5 Double radiator, PVC double glazed window, fireplace with fire surround, cupboard under stairs

Fully Fitted Kitchen

10' x 7'4 Wall and floor units including drawers, built in oven, gas hob, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double glazed window

FIRST FLOOR

Bedroom One

13'5 x 11'0 PVC double glazed window, radiator, built in wardrobe

Bedroom Two

9'7 x 7'4 Radiator, PVC double glazed window

Bedroom Three

8'1 x 6'11 Radiator, PVC double glazed window

Three Piece Bathroom

Panelled bath with shower attachment, wash basin, WC, radiator, tiled splashback

Outside

Rear yard

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 A
Blackburn with Darwen Borough Council
54e

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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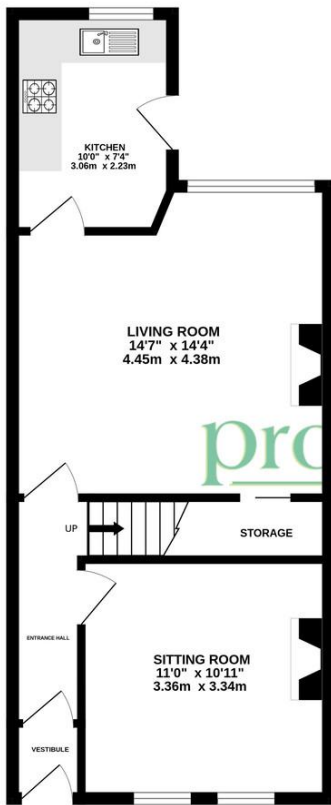
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GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



121 CORNELIAN STREET - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		