



PROCTORS
ESTATE AGENTS

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5 Hillside Avenue, Blackburn, BB1 2BB

"Offers Over" £120,000

A modern town house situated in this sought after locality off Fecitt Brow, close to local amenities at Intack and close to Royal Blackburn Hospital. It provides spacious family sized accommodation with the benefit of three bedrooms. There is a large lounge, a fully fitted kitchen and fully tiled three-piece bathroom with shower. It has gas central heating & PVC double glazing. There are garden areas to the front & rear (there is decking and a shed) and there is also a garage on a nearby site.



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TENURE

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

ACCOMMODATION

ENTRANCE HALL

FULLY FITTED KITCHEN

9' x 7' 4" (2.74m x 2.24m) Wall & floor units including drawers, built in oven, hob, extractor, stainless steel single drainer sink unit, PVC double glazed window, gas fired central heating boiler unit (combi boiler)

LOUNGE

19' 6" x 15' (5.94m x 4.57m) Radiator, PVC double glazed window, patio doors, cupboard understairs

STAIRS TO FIRST FLOOR

LANDING

BEDROOM ONE

13' 3" x 9' 2" (4.04m x 2.79m) Radiator, PVC double glazed window

BEDROOM TWO

12' 1" x 9' 3" (3.68m x 2.82m) Fitted wardrobes, radiator, PVC double glazed window

BEDROOM THREE

8' 11" x 5' 6" (2.72m x 1.68m) Radiator, PVC double glazed window

FULLY TILED THREE-PIECE BATHROOM

Panelled bath with shower above, wash basin, WC, PVC double glazed window, tiled floor, laminate ceiling



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	71c

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

Gardens to front & rear, decked area, shed, garage on nearby site

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		