



# PROCTORS

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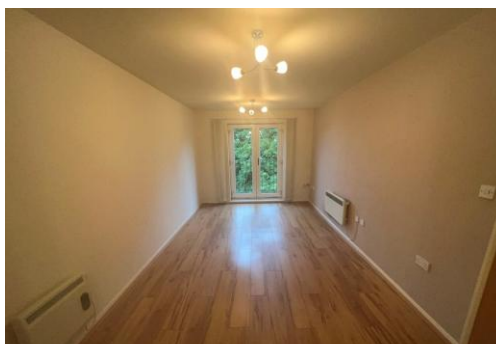
## 14 Lever Court, Blackburn, BB2 7FH

**£120,000**

*\*To be sold with sitting tenants\**

Internal inspection is essential to fully appreciate this immaculate second floor apartment with attractive living accommodation throughout. It has an impressive lounge with French doors, a fully fitted kitchen, two bedrooms (both with French doors and one with en-suite shower room) and a separate three piece bathroom with shower. Is is warmed by electric heating and has PVC double glazing and an alarm.

There is designated and visitor parking. It is situated on this popular and convenient residential development on the fringe of town within easy reach of local amenities, all surrounding towns and the regions major road and motorway networks. Viewing recommended.



## 14 Lever Court, Blackburn, BB2 7FH

### LOCATION

From Blackburn town centre proceed out along Preston New Road, through to Beardwood, turn right into Yew Tree Park, left into Lever Close, continue into Lever Court and the apartment block is to the left.

### ACCOMMODATION

#### Entrance Hall

Large storage cupboard, airing cupboard, oiled oak laminate flooring.

#### Lounge

17'2 x 9'9 PVC double glazed French doors, oiled oak laminate flooring, electric wall heater.

#### Fully Fitted Kitchen

9'8 x 6'3 Fitted kitchen with wall and floor units including drawers, built in oven, hob, extractor, tiled splash backs and floor, built in washer/dryer.

#### Bedroom One

15'4 x 9'8 PVC double glazed French doors, electric wall heater, oiled oak laminate flooring.

#### En-Suite

Walk in shower, wash basin, WC, heated towel rail, tiled wall and floor, electric wall heater.

#### Bedroom Two

10'5 x 7'9 PVC double glazed French doors, electric wall heater, oiled oak laminate flooring.

#### Bathroom

Panelled bath with shower over, wash basin. WC, tiled walls and floor, electric wall heater, heated towel rail.

#### Outside

Communal garden areas, allocated parking.

### 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 Darwen

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