



# PROCTORS

ESTATE AGENTS

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**28 Observatory Road, Blackburn, BB2 3HE**

**"Offers In Region Of" £220,000**

A very deceptive mature detached house enjoying a cul-de-sac location in this convenient residential area close to Royal Blackburn Hospital, Shadsworth Business Park and J5 of M65 as well as being close to all local amenities in Blackburn town centre. The extended living accommodation has the benefit of a through lounge, separate dining room/sitting room and a fitted dining kitchen. There are three double bedrooms and a three-piece shower room. Gas central heating and PVC double glazing are both installed. There are mature garden areas to the front & rear, a driveway to the side leading to a large detached garage. The property offers excellent potential for discovering purchasers.





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TENURE

We are advised by the vendor that the property is Leasehold (nominal ground rent). Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed windows & door

ENTRANCE HALL

Double radiator, built in cupboard

LOUNGE

10' 9" x 20' 3" (3.28m x 6.17m) Into PVC double glazed bay window, gas fire, double radiator, wall lighting, sliding doors to;

SITTING ROOM

10' 4" x 10' 2" (3.15m x 3.1m) Radiator, PVC double glazed window

DINING KITCHEN

15' 4" x 7' 7" (4.67m x 2.31m) Wall & floor units including drawers, stainless steel single drainer sink unit, 2 x PVC double glazed windows & door, (cupboard understairs, PVC double glazed window)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM ONE

13' 7" x 8' 6" (4.14m x 2.59m) Into PVC double glazed bay window, radiator

BEDROOM TWO

11' 4" x 8' 7" (3.45m x 2.62m) Radiator, PVC double glazed window

BEDROOM THREE

10' 8" x 8' 8" (3.25m x 2.64m) Double radiator, PVC double glazed window

THREE-PIECE SHOWER ROOM

Walk in shower, wash basin, WC

STORAGE CUPBOARD

Gas fired central heating boiler unit



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	60d

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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### OUTSIDE

Block paved driveway, mature gardens to the front & rear, large detached garage, garden store

### 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 Blackburn

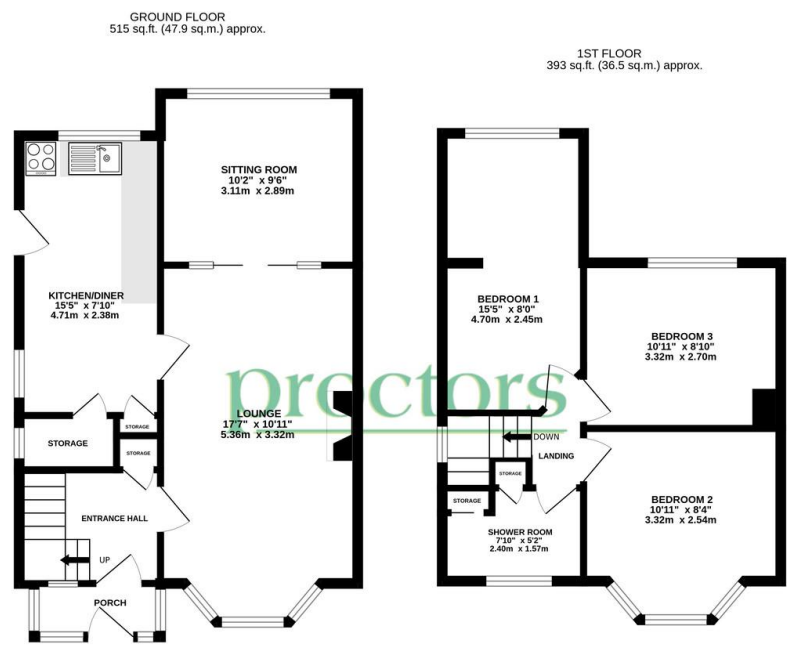
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28 OBSERVATORY ROAD - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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