



PROCTORS

ESTATE AGENTS

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118 Wensley Road, Blackburn, BB2 1QD

£75,000

Two bedroom mid terraced property, situated in popular residential location, close to all excellent local amenities and within easy reach of Blackburn town centre. The property is in need of full modernisation. The accommodation briefly comprising entrance, lounge, kitchen, utility room, two first floor bedrooms, served by a three-piece family bathroom, partial PVC double glazing with enclosed yard to rear. Ideal for investors/developers. Cash offers only.

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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 VESTIBULE

LOUNGE

13' 4" x 13' 7" (4.06m x 4.14m) Laminate floor, PVC double glazed window

UTILITY ROOM

9' 5" x 4' 11" (2.87m x 1.5m)

KITCHEN

13' 3" x 13' 3" (4.04m x 4.04m) Measured to widest point. Wall & base units, single glazed window, stainless steel single drainer sink unit with mixer tap

ONE-PIECE WC

BEDROOM ONE

13' 5" x 13' 7" (4.09m x 4.14m) PVC double glazed window

BEDROOM TWO

13' 4" x 13' 3" (4.06m x 4.04m) Measured to widest point. Single glazed window

THREE-PIECE BATHROOM

Low level WC, wash hand basin, bath

OUTSIDE

Enclosed yard to rear

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.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



Proctors Blackburn

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		