PROCTORS
ESTATE AGENTS

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1 Granville House, Gladstone Close, Blackburn, BB2 4AB

£125,950

An immaculate ground floor apartment in this sought after residential development, close to all local amenities in Cherry Tree. There is a spacious lounge, fully fitted kitchen, two bedrooms (one with ensuite shower room) and a three-piece bathroom. Externally, there is a parking space for one car. Viewing is highly recommended.







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

ACCOMMODATION

HALLWAY
Radiator, storage cupboard

LOUNGE
19' 3" x 12' 3" (5.87m x 3.73m) 2 x PVC double glazed windows, 2 x radiators

FULLY FITTED KITCHEN
9' 6" x 7' 10" (2.9m x 2.39m) Wall & floor units including drawers, built in oven, hob, extractor, gas central heating boiler, washing machine, fridge freezer

BEDROOM ONE
13' 6" x 10' 5" (4.11m x 3.18m) Radiator, PVC double glazed window

ENSUITE
Shower room - walk in shower, wash basin, WC, radiator, PVC double glazed window, spotlights

BEDROOM TWO
9' 8" x 9' 6" (2.95m x 2.9m) Radiator, PVC double glazed window

THREE PIECE BATHROOM
Panelled bath, wash basin, WC, radiator, half tiled walls, spotlighting

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.

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