PROCTORS
ESTATE AGENTS

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598 Bolton Road, Blackburn

£180,000

An excellent opportunity for prospective purchasers who require land/workspace adjacent to their property. This substantial garden fronted end terrace house which provides spacious living accommodation and enjoys a plot of land to the side which could accommodate several vehicles (good access with double gates). In addition, the land would make suitable building plots subject to the usual permissions. We are of the opinion that this could be of interest to prospective purchasers who have leisure or work vehicles. This is an ideal property to work from home and to purchasers who require additional parking or storage space. The living accommodation has three bedrooms, a three piece bathroom, two reception rooms and a separate fully fitted kitchen. Gas central heating and PVC double glazing are both installed. It is conveniently situated on Cravens Brow close to the M65 junction 4 and within easy reach of all surrounding town. Viewing is essential to fully appreciate.







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LOCATION
From the centre of Ewood, proceed towards Darwen on Bolton Road and the property is on the right hand side.

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

ACCOMODATION

ENTRANCE VESTIBULE

ENTRANCE HALLWAY
Radiator

SITTING ROOM
11' 2" x 13' 9" (3.4m x 4.19m) Into PVC double glazed bay window, cast iron fireplace with tiled fire surround, radiator.

LIVING ROOM
15' 1" x 14' 3" (4.6m x 4.34m) Original range with wood burning stove, radiator, PVC double glazed window, cupboard under stairs

FITTED KITCHEN
10' 2" x 7' 9" (3.1m x 2.36m) Wall and floor units including drawers, stainless steel single drainer sink unit, PVC double glazed window, gas fired central heating boiler unit.

FIRST FLOOR

LANDING

BEDROOM 1
15' x 11' 5" (4.57m x 3.48m) Double glazed window, radiator.

BEDROOM 2
11' 3" x 6' 9" (3.43m x 2.06m) Radiator, PVC double glazed window

BEDROOM 3
11' 6" x 7' 11" (3.51m x 2.41m) Radiator PVC double glazed window

THREE PIECE BATHROOM
Panelled bath with shower attachment, wash basin, WC, radiator, tiled walls











Tenure	Freehold
Ground Rent	
Council Tax Band	Band B
Local Authority	Blackburn with Darwen Borough Council
EPC Rating	E

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

Yard, utility room/WC, workshop (22' x 12')
Additional plot with parking for several vehicles, caravans, horse boxes, etc
Timber shed











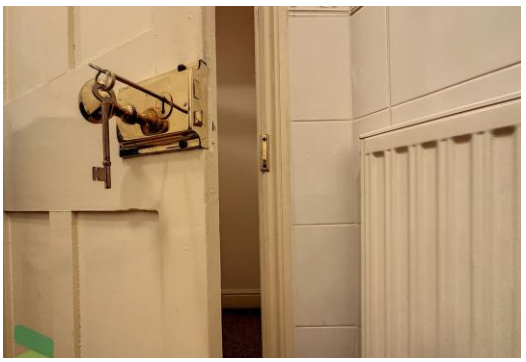
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