



## Procter Street, Blackburn

\*\* EXCELLENT ONE BEDROOM SEMI-DETACHED BUNGALOW IN A DESIRABLE LOCATION \*\*

Curtis Law Estate Agents are proud to welcome to the market this outstanding one bedroom semi-detached bungalow, situated in a cosy cul-de-sac. Having an abundance of potential with a spacious reception room, kitchen, good sized bedroom and three piece bathroom suite, this property would be perfect for someone looking to make a house into a home!

Being superbly located, this property is within close proximity to a variety of amenities including Asda supermarket, convenience stores, petrol stations, along with Novia Scotia and Townsmoor Retail Parks which are a stones throw away. Royal Blackburn Hospital and the Town Centre are a five minutes drive away, and Queen's Park is nearby providing peaceful nature trails and pretty picnic spots.

Get in contact with our sales team to arrange a viewing on this excellent bungalow!

- Semi- Detached Bungalow
- Fitted Kitchen
- Off Road Parking
- Spacious Reception Room
- Three Piece Bathroom Suite
- Excellent Location
- Double Bedroom
- Garden Fronted
- Leasehold

**Asking price £70,000**

## Ground Floor

### Hallway

9'8" x 5'9" (2.97 x 1.76)

Welcoming hallway with access to reception room, kitchen, bedroom and three piece bathroom suite, ceiling light fitting, central heating radiator, loft access, smoke alarm, British Gas thermostat, alarm system, airing cupboard, wood flooring.

### Reception Room

13'3" x 9'5" (4.05 x 2.88)

UPVC double glazed window, UPVC double glazed French doors to the rear, feature gas fireplace with wood surround, fitted shelves, ceiling light fitting with fan attachment, carpet flooring.

### Kitchen

9'8" x 6'3" (2.97 x 1.93)

UPVC double glazed window, range of white wall and base units with laminate wood effect work surfaces, inset stainless steel sink and drainer with mixer taps, part tiled elevations, freestanding gas cooker with four ring gas hob, space for fridge/freezer, plumbing for washing machine, ceiling light fitting, lino tile effect flooring.

### Bedroom

13'10" x 7'8" (4.24 x 2.35)

UPVC double glazed window, central heating radiator, ceiling light fitting with fan attachment, fitted wardrobes, carpet flooring.

### Bathroom

9'8" x 4'9" (2.97 x 1.45)

UPVC double glazed window, central heating radiator, three piece bathroom suite comprising: front mount WC, full pedestal wash basin with mixer taps, panel bath with mixer tap, wall mounted electric shower, full tiled elevations, ceiling light fitting, airing cupboard with combi boiler.

### External

#### Front

Laid to lawn front garden with brick and hedge surround, paved patio driveway with gate.

#### Rear

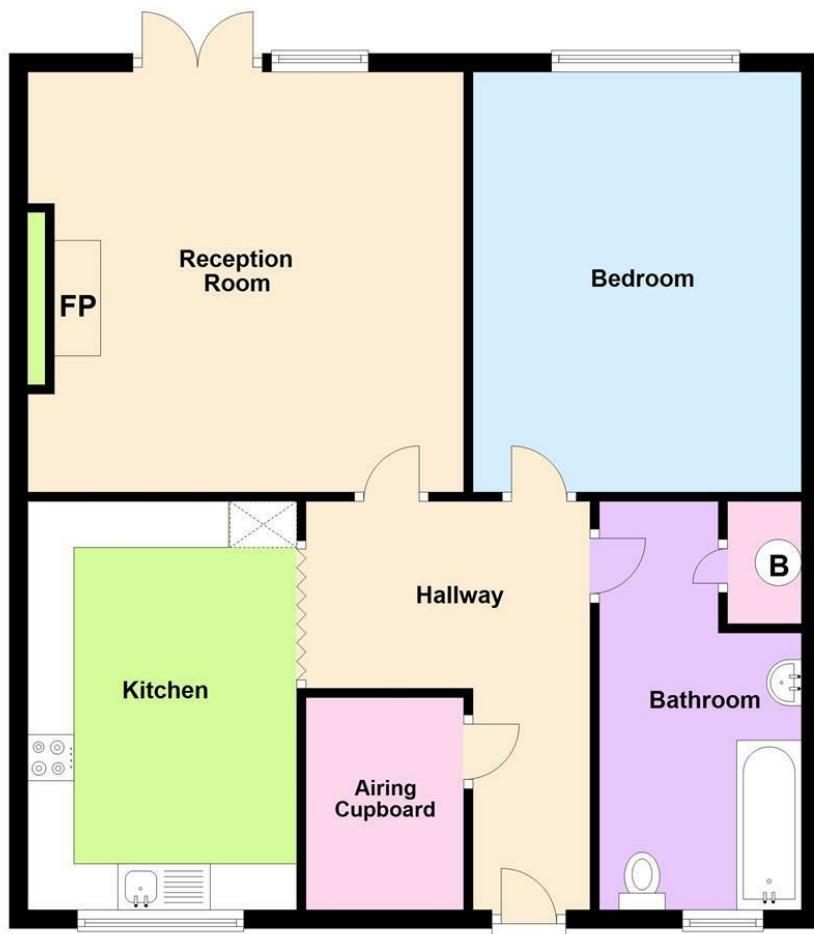
Part paved patio and part artificial grass with fence surround.





## Ground Floor

Approx. 76.0 sq. metres (818.0 sq. feet)



Total area: approx. 76.0 sq. metres (818.0 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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