



**Auction**

## 2 bed terraced house to buy in

Bentham Road, Blackburn, Lancashire,  
BB2 4PN

**£100,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ QUASI SEMI PROPERTY
- ✓ KITCHEN/DINER
- ✓ GAS CENTRAL HEATING & DOUBLE GLAZING
- ✓ GARDEN FRONTED & A COURTYARD TO THE REAR
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME BUYERS this garden fronted two bedroom quasi semi property, conveniently situated in the Mill Hill area of Blackburn.

The accommodation briefly comprises of: Entrance, Lounge, kitchen/diner, conservatory, two bedrooms and a bathroom. Outside there is a courtyard to the rear and the property is garden fronted. The property also benefits from gas central heating and double glazing. This property is situated within close proximity to Mill Hill train station, with St Peters R C Primary School and St Bede's RC High School located nearby. There are plenty of local amenities and easy access to Blackburn town centre.

Ground Floor:

Entrance Vestibule

Dimensions: 1.2m x 1.0m

The entrance vestibule comprises of: External uPVC double glazed door, stairs to the first floor and laminate flooring.

Lounge

Dimensions: 4.55m x 3.0m

The lounge comprises of: uPVC double glazed bay window, internal wooden door, wall lights x 2, double radiator, TV/Phone point, coving, coal effect electric fire, laminate flooring.

Kitchen/Diner

Dimensions: 4.35m x 2.75m

The kitchen comprises of: uPVC double glazed window, fully fitted wall & base units, gas hob & electric oven, stainless steel sink with drainer and mixer tap, double radiator, tiles to the floor.

#### Conservatory

Dimensions: 3.85m x 2.0m

The conservatory comprises of: uPVC double glazed windows, uPVC double glazed patio doors and side door that leads to the rear, spotlights, single radiator, TV point, washing machine.

#### First Floor:

##### Landing

Dimensions: 2.0m x 1.5m

The landing comprises of: Ceiling light, carpet to the floor.

##### Bedroom One

Dimensions: 3.75m x 3.1m

Bedroom one comprises of: uPVC double glazed windows x 2, ceiling light, double radiator, fitted wall to wall wardrobes and dressing table, laminate to the floor.

##### Bedroom Two

Dimensions: 3.0m x 2.6m

Bedroom two comprises of: uPVC double glazed window, ceiling light, internal wooden door, single radiator, laminate flooring.

##### Bathroom

Dimensions: 2.0m x 1.7m

The bathroom is fully tiled and comprises of: uPVC double glazed window, ceiling light, hand wash basin, WC, bath with overhead shower, single radiator, lino flooring.

##### Outside

Outside to the front of the property is a garden and to the rear of the property is a lovely courtyard to sit and relax in.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 908

Annual Ground Rent Amount: £24.00

Price: Starting Bid £100,000

Property Type: Terraced House

Parking: On Street

Year built: 1935

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Bentham Road, Blackburn, Lancashire, BB2 4PN

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

