



Montreal Road, , Blackburn, BB2 7BY

- 5 Bedrooms
- Very Popular Location
- Sold Via Modern Auction
- Subject To Reserve
- 3 Living Rooms
- Generous Sized Plot - Lots Of Scope To Extend
- Buyers Fee's Apply
- Bidding Closes 12pm Friday 19th December

Guide Price £250,000



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DESCRIPTION

**** BIDDING CLOSSES FRIDAY 19TH DECEMBER 2025 AT 12PM - CONTACT IAMSOLD TO REGISTER FOR BIDDING OR CONTACT OUR OFFICE WHO CAN PROVIDE THE BIDDING LINK ****

We are delighted to welcome this fantastic 5 bedroom home to market. Sat on a very generous plot we expect this to get plenty of admirers.

The property comprises; entrance hall, three living rooms, ground floor WC, kitchen, integral garage, 5 bedrooms, shower room and family bathroom. There is a private driveway to the front alongside a garden area. To the rear there is a very generous plot attached to the property, making this a major appeal for those maybe looking to extend.

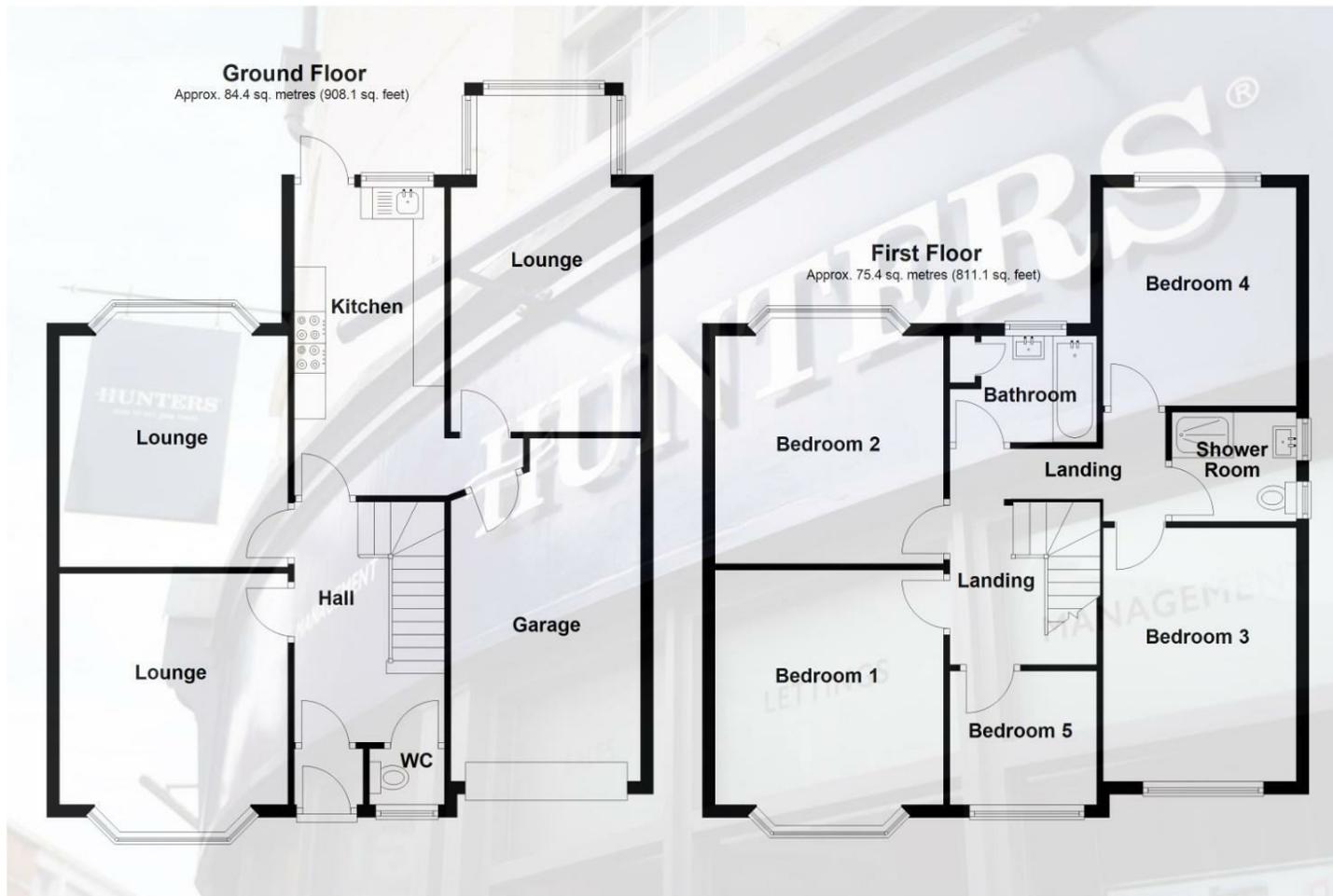
OUR THOUGHTS - 'An extremely popular location which is sure to capture the markets attention'

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional







Total area: approx. 159.7 sq. metres (1719.2 sq. feet)

Viewings

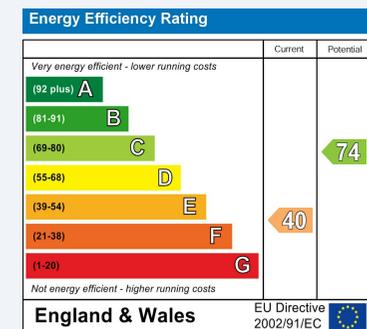
Please contact darwen@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.