



PROCTORS

ESTATE AGENTS

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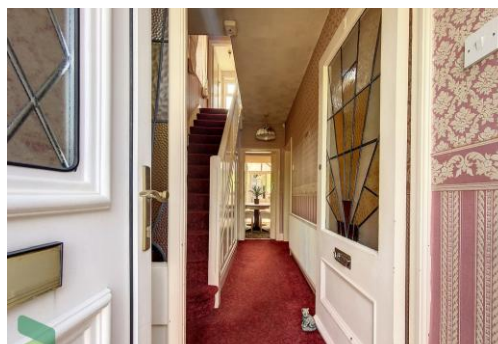


Cravens Avenue, Blackburn

"Offers Over" £165,000

SUMMARY

An attractive, mature, semi-detached house situated in the popular and convenient residential cul-de-sac, off Cravens Brow within easy reach of Blackburn, Darwen and the M65 at junction 4. The accommodation has been extended and has the benefit of a lounge, dining room leading to conservatory and a larger than average fully fitted breakfast kitchen. It has gas central heating and PVC double glazed windows. There are gardens to the front and rear with a driveway to the side and garage to the rear. The property has been well maintained and offers excellent potential for further improvement. Viewing is recommended.



Cravens Avenue, Blackburn

ACCOMMODATION

ENTRANCE VESTIBULE

Attractive leaded door, PVC double glazed window

ENTRANCE HALL

Radiator, cupboard under stairs

LOUNGE

11' 5" x 17' (3.48m x 5.18m) Into PVC double glazed bay window, gas fire, fire surround, 4 radiators

DINING ROOM

10' 1" x 8' 5" (3.07m x 2.57m) Radiator, folding doors to;

CONSERVATORY

9' 4" x 7' 6" (2.84m x 2.29m) PVC double glazed window and door, radiator and tiled floor

EXTENDED FULLY FITTED KITCHEN

18' 6" x 7' 6" (5.64m x 2.29m) Wall and floor units including drawers, built in double oven, hob, extractor, gas fired central heating boiler unit, fridge, freezer, 2 PVC double glazed windows and door, radiator and breakfast bar.

STAIRS TO FIRST FLOOR LANDING

Leaded window with coloured glass, loft access with pull out ladder

BEDROOM 1

11' 5" x 11' 2" (3.48m x 3.4m) Into PVC of bay window, 3 radiators

BEDROOM 2

11' 8" x 8' 5" (3.56m x 2.57m) Radiator, PVC double glazed window

BEDROOM 3

6' 6" x 6' 2" (1.98m x 1.88m) Radiator, PVC double glazed window

3 PIECE BATHROOM

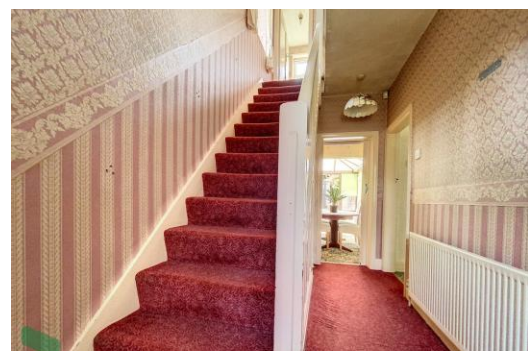
Panelled bath, walk in shower, wash basin, PVC double glazed window, radiator

SEPERATE WC

WC, radiator, PVC double glazed window, half tiled walls

OUTSIDE

Garden front and rear, south facing, paved areas, driveway



Tenure	Unknown
Ground Rent	
Council Tax Band	Band C
Local Authority	
EPC Rating	TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Cravens Avenue, Blackburn

GARAGE

16' 2" x 10' (4.93m x 3.05m)

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.



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