



PROCTORS

ESTATE AGENTS

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43 Woodlea Road, Blackburn

£550 pcm

A very attractive, well-presented first floor apartment enjoying a corner position with excellent outlooks to the front. The property has been much improved and is in excellent condition throughout. It would be ideal for a single person or couple. It has a lounge, fully fitted kitchen, a double bedroom with fitted wardrobes, a three piece bathroom with shower, gas central heating and PVC double glazing. Externally there are low maintenance flagged areas to the front and rear.



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ACCOMMODATION

ENTRANCE

ENTRANCE HALL

Radiator, storage cupboard, PVC double glazed window

LOUNGE

11' 11" x 11' 6" (3.63m x 3.51m) Living flame gas fire in fire surround, radiator, PVC double glazed window, wall lights

THREE PIECE BATHROOM

Panelled bath with shower and screen, wash basin, WC, PVC double glazed window, radiator

KITCHEN

9' 3" x 7' 2" (2.82m x 2.18m) Built in oven, hob, stainless steel single drainer sink unit, PVC double glazed window, plumbed for washer, PVC double glazed window

DOUBLE BEDROOM

9' 5" x 10' (2.87m x 3.05m) Fitted mirrored wardrobes, radiator, PVC double glazed window

OUTSIDE

Flagged front garden, flagged area to the rear

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		