



PROCTORS

ESTATE AGENTS

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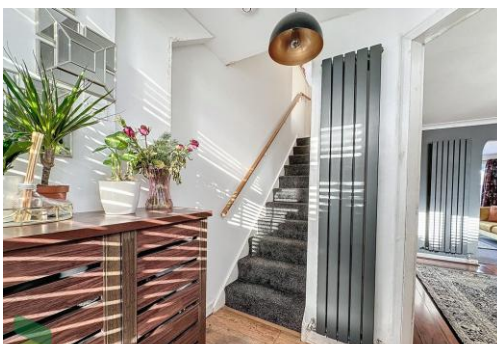
56 Rosewood Avenue, Blackburn

£250,000

Viewing is essential to fully appreciate this larger than average, modern semi-detached house in this much sought after residential area close to Roe Lee and Pleckgate. The extended accommodation has the benefit of 2 large reception rooms, a fully fitted kitchen, 3 double bedrooms (one with en-suite shower room), an attractive fully tiled bathroom and separate WC. It has gas central heating and PVC double glazing. It is tastefully appointed throughout. Externally there are gardens to the front, side and rear. There is a driveway to the front leading to the garage.

ACCOMMODATION

ENTRANCE HALL



56 Rosewood Avenue, Blackburn

PVC double glazed window and door, radiator

LOUNGE

12' 9" x 12' 1" (3.89m x 3.68m) PVC double glazed window, radiator, wood flooring, double door to

DINING ROOM

15' 2" x 12' 5" (4.62m x 3.78m) Double radiator, PVC double glazing and patio doors, cupboard under stairs, double doors to

FULLY FITTED KITCHEN

12' 6" x 9' 2" (3.81m x 2.79m) Wall and floor units including drawers, stainless steel single drainer sink unit, gas fired central heating boiler unit, PVC double glazed window and door, laminate ceiling with spotlighting, plumbed for washer

FIRST FLOOR

LANDING

Loft access

BEDROOM ONE

16' 7" x 9' 3" (5.05m x 2.82m) 2 x PVC double glazed windows, radiator

EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, fully tiled walls, PVC double glazed window

BEDROOM TWO

12' 6" x 8' 3" (3.81m x 2.51m) Radiator, PVC double glazed window, open aspects

BEDROOM THREE

13' 1" x 8' 3" (3.99m x 2.51m) Radiator, PVC double glazed window, laminate flooring

SEPERATE WC

WC, wash basin, fully tiled walls

ATTRACTIVE 2 PIECE BATHROOM

Panelled bath with shower above, wash basin, fully tiled walls and floor, chrome radiator, PVC double glazed window, spotlighting

OUTSIDE

Larger than average gardens to the front, side & rear, large garden store, driveway to front, garage



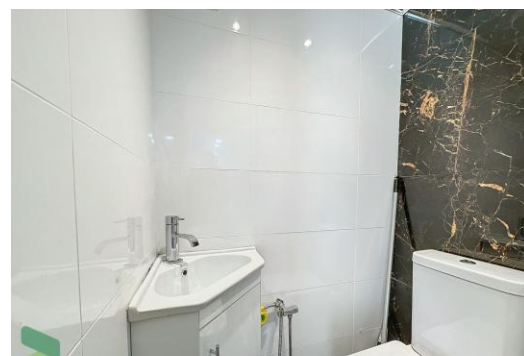
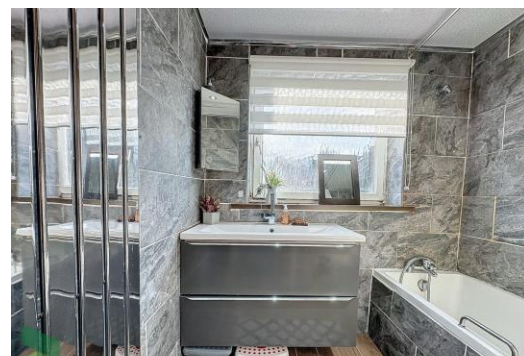
| | |
|------------------|----------|
| Tenure | Freehold |
| Ground Rent | |
| Council Tax Band | Band |
| Local Authority | |
| EPC Rating | 61d |

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.

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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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |