



# PROCTORS

ESTATE AGENTS

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## Andrews Walk, Blackburn

**'offers over' £180,000**

Internal inspection is highly recommended to fully appreciate this deceptively spacious modern townhouse with accommodation arranged on three floors. There are three double bedrooms (one with en-suite shower room) and a four-piece bathroom. There is a spacious lounge leading to an enclosed rear garden and a fully fitted kitchen. It is tastefully decorated throughout, has gas central heating and PVC double glazing. There are two allocated parking spaces to the front.





18 Andrews Walk, Blackburn

ACCOMMODATION

TENURE

To be confirmed

ENTRANCE HALL

Radiator

TWO PIECE CLOAKS

Wash basin, WC, radiator

FULLY FITTED KITCHEN

10' 9" x 10' 3" (3.28m x 3.12m) Wall and floor units including drawers, built in oven, gas hob, extractor, stainless steel sink drainer unit, gas fired central heating boiler unit, PVC double glazed window, radiator, plumbed for washer

LOUNGE

15' 5" x 14' 8" (4.7m x 4.47m) 2 radiators, PVC double glazed french doors, cupboard under stairs

FIRST FLOOR LANDING

Cylinder cupboard, storage cupboard, PVC double glazed window, radiator

BEDROOM 1

12' 3" x 8' 7" (3.73m x 2.62m) Radiator, PVC double glazed window

BEDROOM 2

13' 3" x 9' (4.04m x 2.74m) Radiator, PVC double glazed window

FOUR PIECE BATHROOM

Walk in shower, wash basin, WC, PVC double glazed window, radiator

SECOND FLOOR LANDING

MASTER BEDROOM

19' x 15' 5" (5.79m x 4.7m) Fitted wardrobes, 2 radiators, 2 velux double glazed windows

EN SUITE SHOWER ROOM

Walk in shower, wash basin, WC, radiator/towel rail

OUTSIDE

Enclosed rear garden, timber shed, 2 allocated parking spaces to front



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	79

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.

## Andrews Walk, Blackburn

### 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.



Proctors Darwen

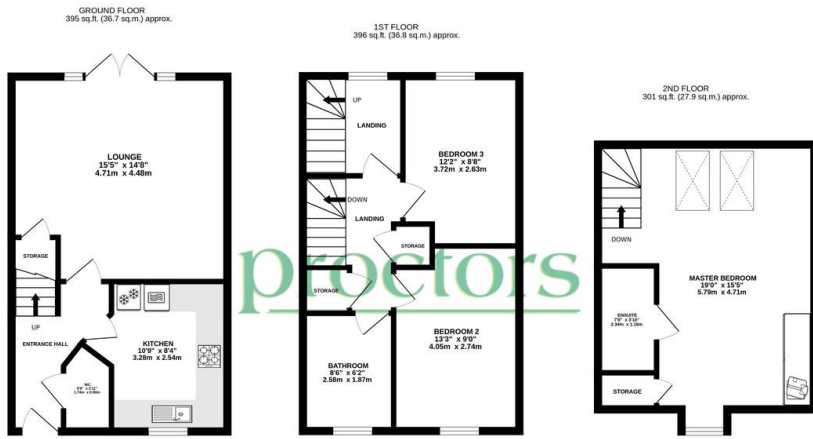
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18 ANDREWS WALK - MARKETING BY PROCTORS ESTATE AGENTS

**TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Proctors Darwin

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		