



# PROCTORS

ESTATE AGENTS

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**22 Wasdale Avenue, Blackburn, BB1 1XD**

**“Offers Over” £140,000**

Viewing is highly recommended to appreciate this modern semi-detached house, enjoying a cul-de-sac location, in this sought after residential area close to Royal Blackburn Hospital. The property has recently been refurbished and has been decorated throughout. There are two bedrooms (both with fitted wardrobes), a three-piece bathroom with shower, an attractive lounge and a fully fitted kitchen. Gas central heating & PVC double glazing are both installed. There are gardens to the front & rear, with a driveway to the side. In our opinion, this is an ideal first-time buyer property.



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## TENURE

We have been advised that the property is Freehold.

## ACCOMMODATION

## LOUNGE

## FITTED KITCHEN

## BEDROOM ONE

## BEDROOM TWO

## THREE PIECE BATHROOM

## OUTSIDE

Gardens to front and rear, driveway

## 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.



Tenure	Unknown
Ground Rent	
Council Tax Band	Band A
Local Authority	
EPC Rating	66d

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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Proctors Darwen

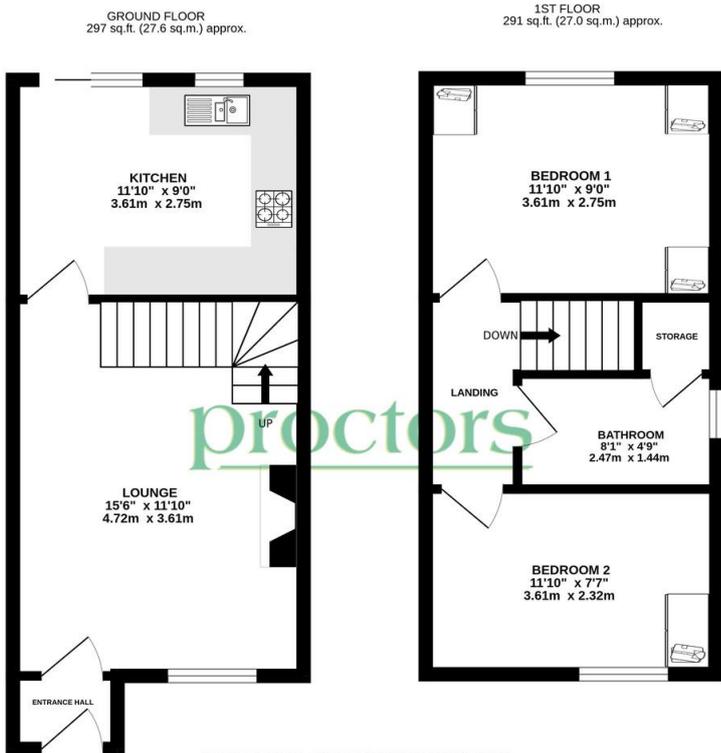
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22 WASDALE AVENUE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		