



## St. Georges Avenue, Blackburn

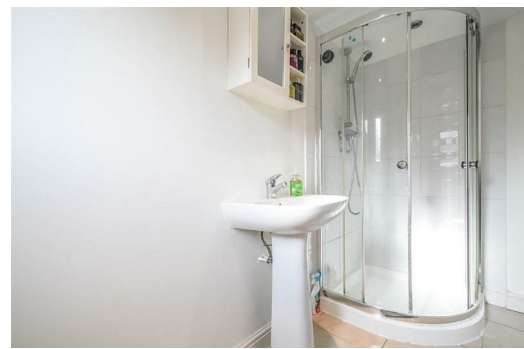
Coming on the market with NO ONWARD CHAIN is this WELL PRESENTED and DECEPTIVELY SPACIOUS three bedroom home! Split over three levels, the property benefits from THREE DOUBLE BEDROOMS, en suite to master, TWO RECEPTION ROOMS and a decked rear yard with down-lighting and LED lights.

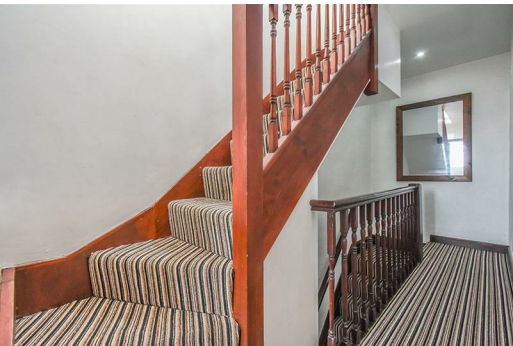
This would be absolutely ideal for a first time buyer or growing family and is ready made to move straight in! Available immediately, the property is closely located to popular amenities such as shops, schools and supermarkets.

- Mid Terraced
- Two Reception Rooms
- Great First Home
- Three Double Bedrooms
- Separate Kitchen
- No Chain
- Three Storeys
- Decked Yard
- Nicely Presented

**Offers over £110,000**

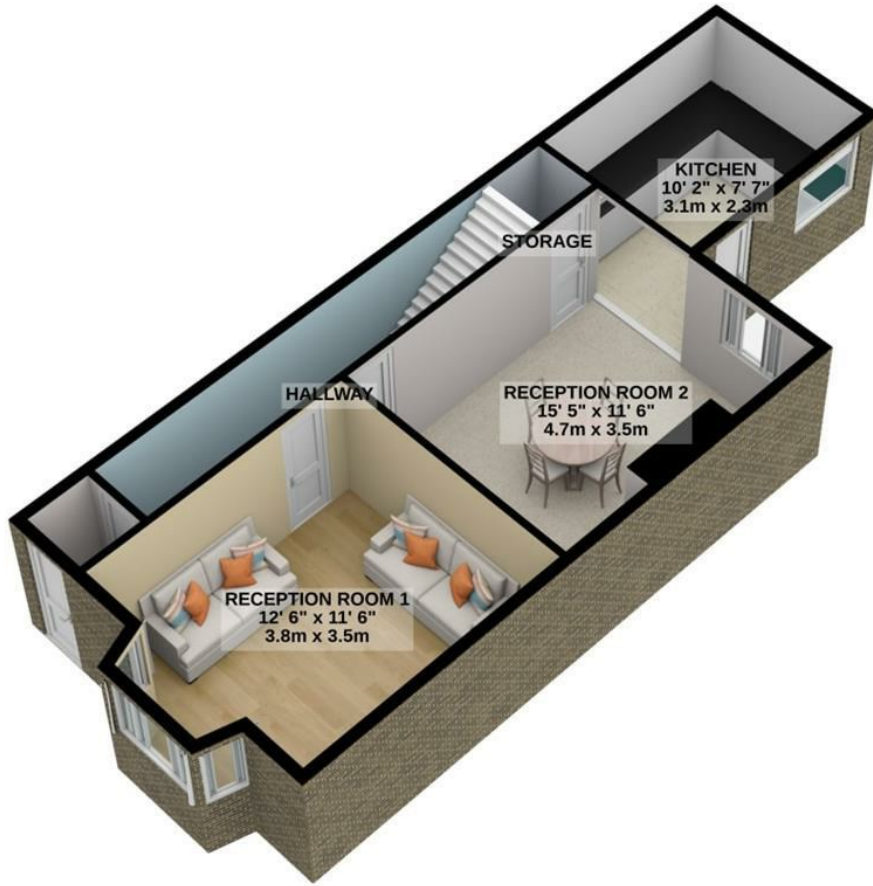
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GROUND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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