



- Semi Detached Property
- Three Bedrooms
- Lounge
- Dining Kitchen
- Downstairs WC
- Family Bathroom
- Parking & Garden
- Sold As A 35% Share

65 Petre Wood Crescent
Blackburn, BB6 8FD

£85,570

A well presented, three bedroom semi detached property, occupying a most convenient position on the outskirts of Langho village. The property, which is sold as a 35% share, offers well planned internal accommodation comprising of an entrance hallway, lounge, cloakroom/WC and a dining kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is a driveway to the front providing off road parking, with side access leading to the rear garden, which enjoys an open aspect. Rent, service charge and insurance £449.90 PCM.

Ground Floor

Entrance Hall 6' 1" x 4' 3" (1.85m x 1.29m)

Radiator, stairs to first floor.

Lounge 15' 1" x 13' 2" (4.59m x 4.01m)

Radiator, storage cupboard, window to front.

Dining Kitchen 16' 9" x 12' 4" (5.10m x 3.76m)

Fitted with a range of wall and base units incorporating a sink and drainer, gas hob with extractor over, oven, built in fridge freezer, space for washing machine, dishwasher and dryer, spot lighting, radiator, window to rear, French doors to garden.

Downstairs WC 6' 1" x 3' 3" (1.85m x 0.99m)

Low level WC, wash basin, radiator, window to side.



First Floor

Landing

Access to loft, radiator, storage cupboard, window to side.

Bedroom One 13' 9" x 9' 5" (4.19m x 2.87m)

Radiator, window to front.



Bedroom Two 12' 0" x 9' 5" (3.65m x 2.87m)

Radiator, window to rear.

Bedroom Three 7' 9" x 7' 2" (2.36m x 2.18m)

Radiator, window to front.

Family Bathroom 6' 5" x 6' 5" (1.95m x 1.95m)

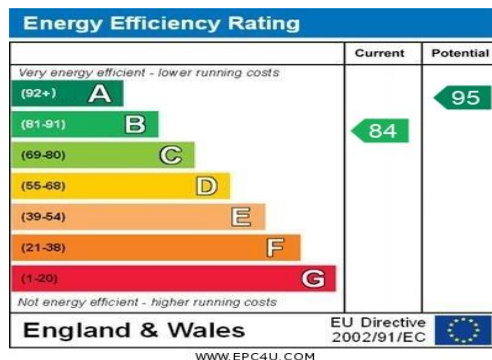
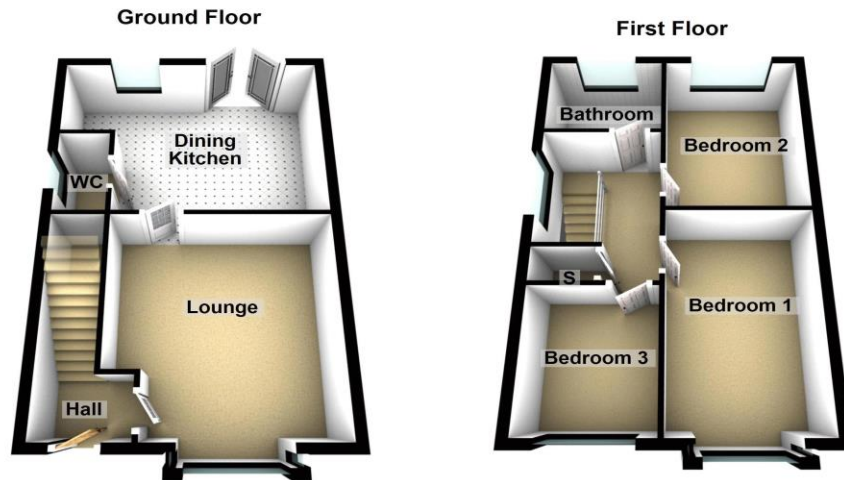
Suite comprising of a low level WC, wash basin, panelled bath with shower over, radiator, part tiled walls, spot lighting, window to rear.



External

To the front of the property there is a driveway providing off road parking, with side access leading to the rear garden, which enjoys an open aspect.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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