



- Semi Detached Property
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Downstairs WC
- Family Bathroom
- Parking & Garden
- Sold As A 50% Share

36 Petre Wood Crescent
Blackburn, BB6 8FD

£107,500
50% Share

A well presented, two double bedroom semi detached property, occupying a most convenient position on the outskirts of Langho village. The property, which is sold as a 50% share, offers well planned internal accommodation comprising of an entrance hallway, lounge, cloakroom/WC and a dining kitchen. To the first floor there are two double 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 is mainly laid to lawn. Rent, service charge and insurance £300.99 PCM.

Ground Floor

Entrance Hall 5' 9" x 4' 6" (1.75m x 1.37m)
Radiator, wood effect flooring, storage cupboard, stairs to first floor.

Lounge 15' 3" x 11' 9" (4.64m x 3.58m)
Radiator, window to front.

Downstairs WC 6' 9" x 3' 3" (2.06m x 0.99m)
Low level WC, wash basin, radiator, wood effect flooring, window to front.

Dining Kitchen 15' 5" x 10' 1" (4.70m x 3.07m)
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 and dryer, spot lighting, radiator, wood effect flooring, window to rear, French doors to garden.

First Floor

Landing
Access to loft, radiator, window to side.



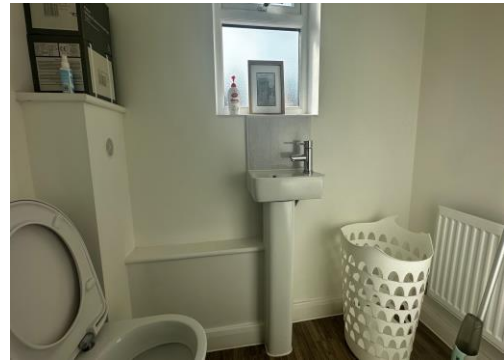
Bedroom One 15' 7" x 11' 6" (4.75m x 3.50m)
Radiator, storage cupboard, windows to front.

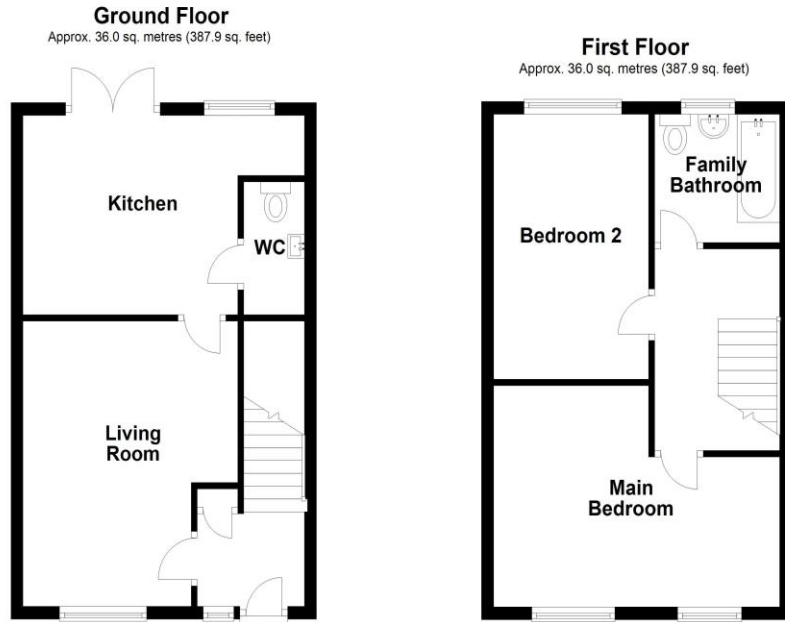
Bedroom Two 13' 8" x 8' 5" (4.16m x 2.56m)
Radiator, window to rear.

Family Bathroom 6' 9" x 6' 7" (2.06m x 2.01m)
Suite comprising of a low level WC, wash basin, panelled bath with shower over, radiator, part tiled walls, 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 is mainly laid to lawn.





Total area: approx. 72.1 sq. metres (775.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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