

# KEENANS

Sales & Lettings



**Columbia Way, Blackburn, BB2 7DT**  
**Auction Guide £410,000**

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# Columbia Way, Blackburn, BB2 7DT

## Auction Guide £410,000



### Property to Left

#### Ground Floor

##### Shop

19'11 x 17'10 (6.07m x 5.44m)

Two UPVC entrance doors, UPVC double glazed window, door to store room.

##### Store Room

16'6 x 9'10 (5.03m x 3.00m)

UPVC double glazed window, ceramic sink, door to washroom and UPVC double glazed frosted door to rear,

##### Washroom

5'5 x 2'11 (1.65m x 0.89m)

UPVC double glazed frosted window, pedestal wash basin with mixer tap and door to WC.

##### WC

5'5 x 2'7 (1.65m x 0.79m)

UPVC double glazed frosted window and low flush WC.

#### First Floor (Flat)

Details TBC

### Property to Middle

#### Ground Floor

##### Shop

19'9 x 18'6 (6.02m x 5.64m)

Glass entrance door with roller shutter, partial wood effect flooring, kitchen area with wash basin and door to

##### Store Room

16'6 x 9'9 (5.03m x 2.97m)

UPVC double glazed window, stainless steel sink, tiled elevations, tiled floor, open access to stairs to first floor and UPVC double glazed door to rear.

##### Landing

Doors to reception room, kitchen, two bedrooms and shower room.

### Reception Room

12'2 x 10'9 (3.71m x 3.28m)

UPVC double glazed window and radiant fire.

### Bedroom One

12'6 x 9'10 (3.81m x 3.00m)

UPVC double glazed window.

### Bedroom Two

9'3 x 8'11 (2.82m x 2.72m)

UPVC double glazed window.

### Shower Room

7'5 x 6'5 (2.26m x 1.96m)

Low flush WC, pedestal wash basin with mixer tap and shower feed.

### Kitchen

10'6 x 9'9 (3.20m x 2.97m)

UPVC double glazed window, base units, laminate worktops, stainless steel sink with draining board and traditional taps, wall mounted boiler and wood effect flooring.

#### First Floor (Flat)

Details to be confirmed

### Property To Right

#### Ground Floor

##### Shop

Details to be confirmed.

### First Floor (Flat)

Details to be confirmed.

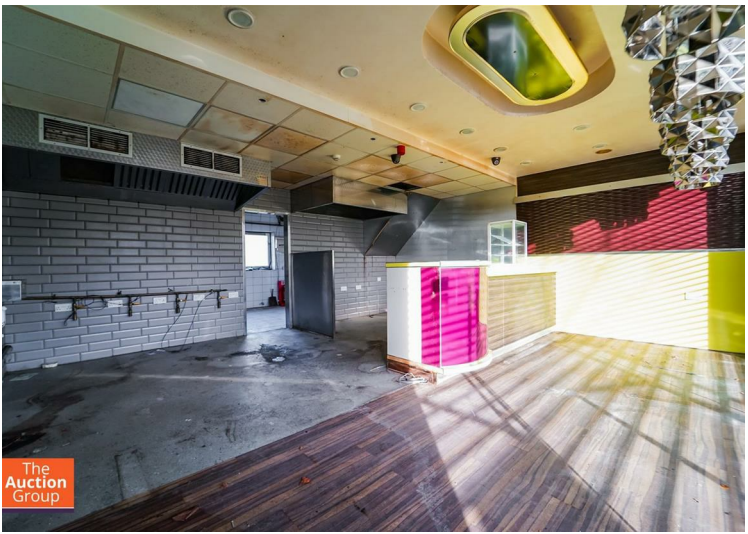
### External

#### Front

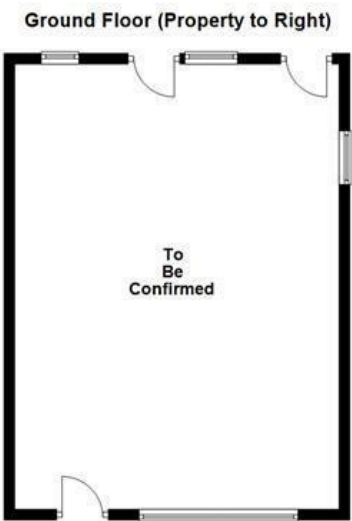
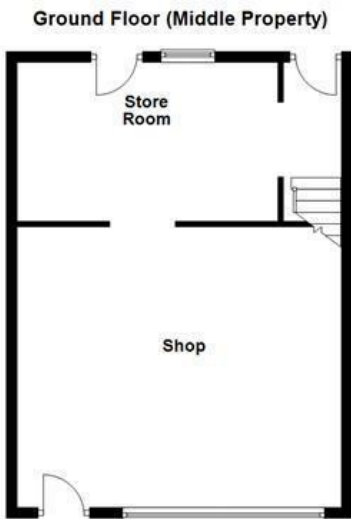
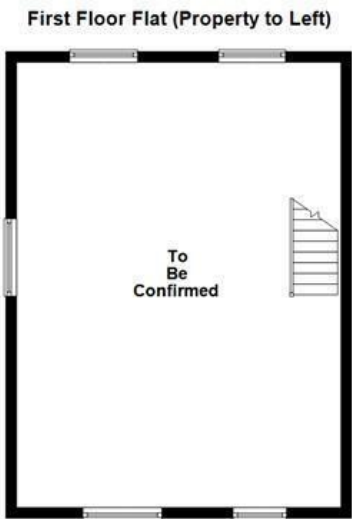
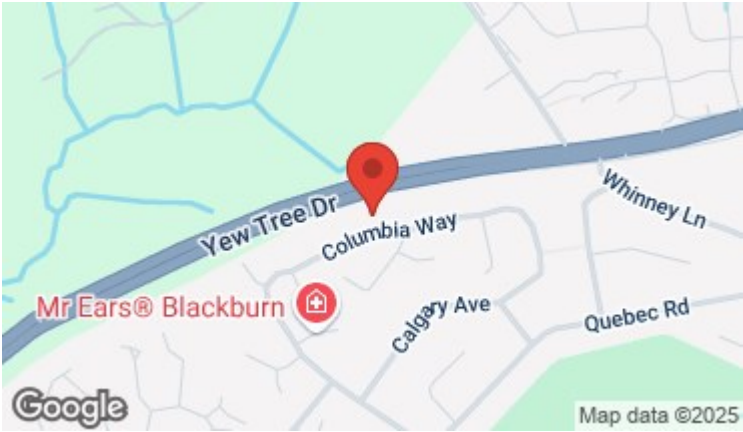
Parking and bedding areas.

#### Rear

Parking,







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.