



PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



22 Belgrave Close, Blackburn, BB2 1UR

"Offers Over" £125,000

A modern semi-detached home enjoying a cul-de-sac location in this popular and convenient residential area, close to local schools and within easy reach of Witton Park and the town centre. The accommodation has a lounge, fitted dining kitchen, 2 bedrooms and a 3 piece bathroom with shower. It has gas central heating & PVC double glazed windows. Externally there are garden areas to the front & rear, with a driveway to the side. The property offers good potential for further improvements.



22 Belgrave Close, Blackburn

ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

14' x 11' 10" (4.27m x 3.61m) PVC double glazed window, laminate floor, radiator

FULLY FITTED KITCHEN

12' 2" x 10' 2" (3.71m x 3.1m) Wall and floor units including drawers, built in oven, hob, extractor, stainless steel single drainer sink unit, 2 x PVC double glazed windows, radiator

BEDROOM ONE

12' 3" x 10' 5" (3.73m x 3.18m) 2 x PVC double glazed windows, radiator

BEDROOM TWO

10' 4" x 6' 10" (3.15m x 2.08m) PVC double glazed window, radiator

THREE PIECE BATHROOM

Low level WC, wash basin, bath

OUTSIDE

Rear garden, driveway to front

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.



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