



PROCTORS

ESTATE AGENTS

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4 Worsten Avenue, Blackburn

£175,000 (Offers In Region Of)

A modern three bedroom mid town house situated in the popular Livesey area of Blackburn close to all excellent local amenities and within easy reach of the M65. The property is maintained to a very high standard and briefly comprises of the entrance hall, lounge/dining room, modern fitted kitchen, three first floor bedrooms, two with fitted wardrobes, served by a three piece family bathroom complemented by UPVC double glazing and warmed by gas central heating. Externally there is a double driveway to the front which provides off-road parking with garden to the rear. Early viewing is highly recommended to fully appreciate this lovely family home



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ACCOMMODATION

ENTRANCE

Karndean flooring, radiator

LOUNGE

12' 6" x 13' 8" (3.81m x 4.17m) PVC double glazed window, radiator, karndean flooring

DINING ROOM

9' 10" x 7' 2" (3m x 2.18m) PVC double glazed window, french doors, Karndean flooring, radiator.

FULLY FITTED KITCHEN

9' 4" x 8' 10" (2.84m x 2.69m) Wall and floor mounted fitted units including drawers, built in oven and hob, extractor fan, plumbed for washing machine, single drainer sink with mixer taps, PVC double glazed window, tiled floor.

STAIRS LEADING TO FIRST FLOOR LANDING

BEDROOM ONE

10' 5" x 8' 9" (3.18m x 2.67m) 1x PVC double glazed window, 1 x radiator, fully fitted wardrobes

BEDROOM TWO

9' 1" x 10' 5" (2.77m x 3.18m) 1 x PVC double glazed window, 1 x radiator, fully fitted wardrobes

BEDROOM THREE

7' 2" x 6' 1" (2.18m x 1.85m) 1 x PVC double glazed window, 1 x radiator

THREE PIECE BATHROOM

low level w.c wash hand basin enclosed in a vanity unit, bath with shower over, heated towel rail, 1 x PVC double glazed window

OUTSIDE

Double driveway and rear garden



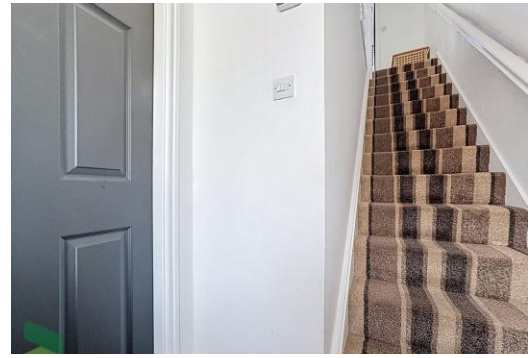
Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band B
Blackburn with Darwen Borough Council
73c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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