



PROCTORS

ESTATE AGENTS

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15 Moorside Avenue, Blackburn

£170,000

An attractive, mature semi-detached house situated in this popular and convenient residential cul-de-sac close to Royal Blackburn Hospital, Shadsworth business park and junction 5+6 of M65. The much improved accommodation has a lounge, fully fitted kitchen, conservatory, 2 bedrooms and a three piece shower room, it has gas central heating and PVC double glazing. Externally, there are larger than average gardens to the front and rear with low maintenance flagged areas along with an additional piece of land behind the garage. There is a driveway to the side with carport and a larger than average garage to the rear. Viewing is highly recommended.

TENURE

To be confirmed



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ACCOMMODATION

ENTRANCE HALL

LOUNGE

12' 8" x 14' 11" (3.86m x 4.55m) PVC double glazed bay window, electric fire in fire surround, radiator

FULLY FITTED KITCHEN

15' 9" x 7' 10" (4.8m x 2.39m) Wall and floor units including drawers, built in oven, gas hob, PVC double glazed window, patio doors too;

CONSERVATORY

15' 6" x 8' 9" (4.72m x 2.67m) PVC double glazed windows and sliding patio doors, radiator

FIRST FLOOR LANDING

BEDROOM 1

12' 1" x 15' 10" (3.68m x 4.83m) into PVC double glazed bay window, double radiator

BEDROOM 2

10' 11" x 10' 2" (3.33m x 3.1m) PVC double glazed window, gas fired central heating boiler unit, radiator

THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, double radiator

OUTSIDE

Gardens to the front and rear, paved area and additional area to rear, carport and garage (25x9 side of 2 windows power & lightening), driveway, outside tap.

PLEASE NOTE

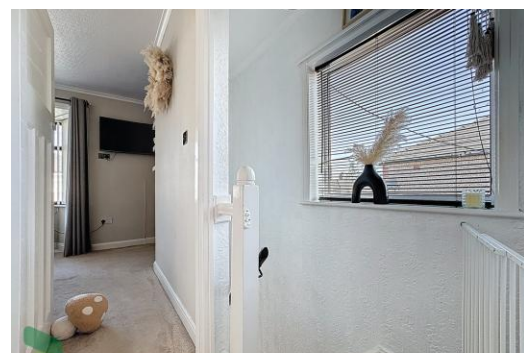
VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	59

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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