



PROCTORS

ESTATE AGENTS

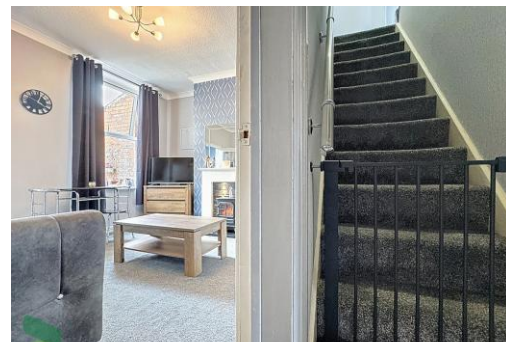
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15 Woodbury Avenue, Blackburn

"Offers Over" £125,000

A very attractive, garden fronted, mid terrace house in this quiet but convenient cul-de-sac close to all local amenities and Royal Blackburn Hospital. It has undergone an extensive refurbishment program and provides excellent accommodation throughout. There are two reception rooms, a new fully fitted kitchen, two double bedrooms and a fully fitted three-piece bathroom. It has gas central heating & PVC double glazing. In addition, it has had a damp proof course, a new boiler, new roof, new windows and new yard walls. It is ready to move into and would be an ideal first time buy. Viewing is highly recommended.



15 Woodbury Avenue, Blackburn

TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator

SITTING ROOM

13' 3" x 10' 5" (4.04m x 3.18m) Radiator, PVC double glazed window, electric fire in fire surround

LIVING ROOM

13' 11" x 11' 4" (4.24m x 3.45m) Electric fire in fire surround, PVC double glazed window, radiator

NEW FULLY FITTED KITCHEN

8' 7" x 7' 1" (2.62m x 2.16m) Fully fitted wall & floor units including drawers, built in oven & hob, fridge freezer, plumbed for washer, stainless steel single drainer sink unit, gas fired central heating boiler unit in cupboard, spotlighting, radiator, PVC double glazed window & door

STAIRS TO FIRST FLOOR

LANDING

BEDROOM ONE

14' x 13' 3" (4.27m x 4.04m) PVC double glazed window, radiator

BEDROOM TWO

12' 9" x 8' 4" (3.89m x 2.54m) PVC double glazed window, radiator, built in wardrobes

FULLY FITTED THREE-PIECE BATHROOM

Panelled bath with shower & screen, wash basin, WC, spotlighting, chrome radiator/towel rail

OUTSIDE

Rear yard - store, rebuilt walls



Tenure	Leasehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	65d

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.

15 Woodbury Avenue, Blackburn

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.



Proctors Darwen

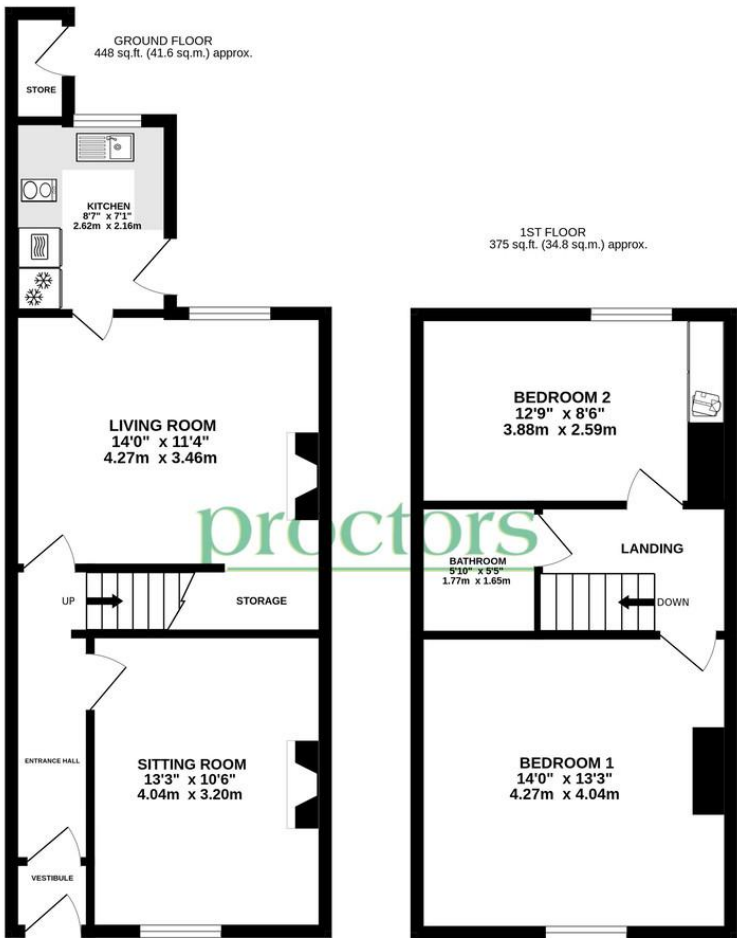
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15 WOODBURY AVENUE - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	76 C
39-54	E		
21-38	F		
1-20	G		