



PROCTORS

ESTATE AGENTS

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

£145,000

An attractive modern semi-detached house pleasantly situated in this quiet cul-de-sac, convenient for Royal Blackburn Hospital, Shadsworth Business Park and the M65 at J5. The accommodation has a lounge, fully fitted dining kitchen with french doors leading to the rear garden, two bedrooms (both with fitted wardrobes) and a three-piece bathroom with shower. Gas central heating & PVC double glazing are both installed. There are garden areas to the front & rear and a driveway to the side.



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TENURE

We have been advised that the property is Freehold.

ACCOMMODATION

LOUNGE

FITTED KITCHEN

BEDROOM ONE

BEDROOM TWO

THREE PIECE BATHROOM

OUTSIDE

Gardens to front and rear, driveway

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 A
Local Authority	
EPC Rating	66d

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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Proctors Darwen

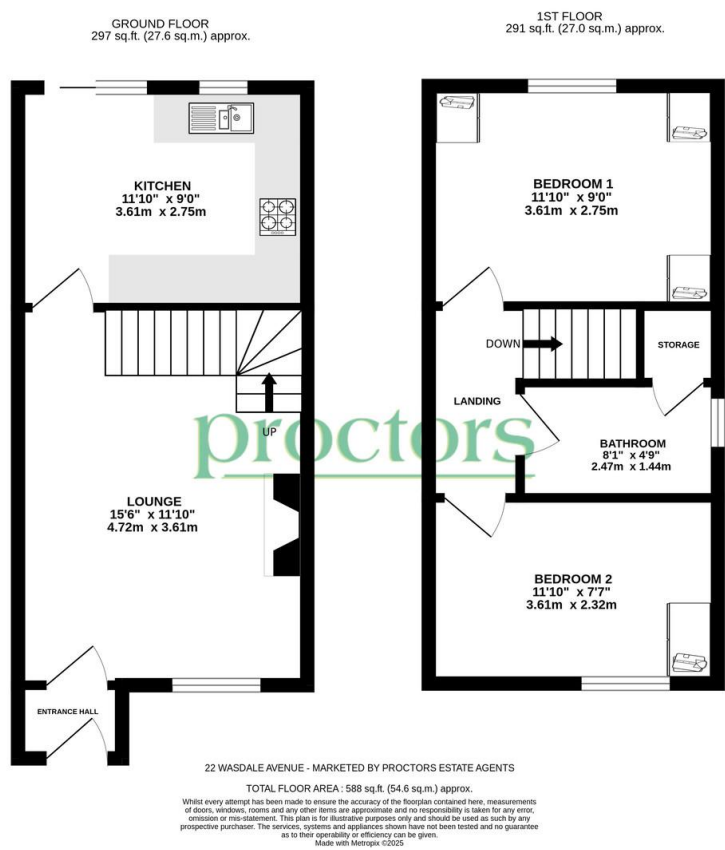
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		