

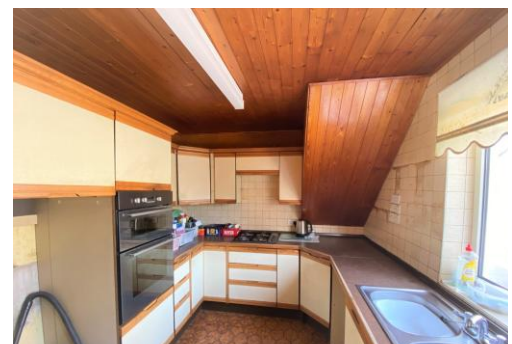


## 19 Arnside Crescent, Blackburn

£175,000

An attractive, mature semi-detached house in this much sought after residential cul-de-sac at Feniscowles. The property offers excellent potential for extensions and refurbishment. It has a through lounge, kitchen, ground floor two-piece cloakroom, three bedrooms, a two-piece bathroom upstairs and a separate WC. Gas central heating and PVC double glazing are both installed. Externally, there are well laid gardens to the front and rear and a block paved driveway leading to a detached garage.

### MATURE SEMI-DETACHED



# 19 Arnside Crescent, Blackburn

## ACCOMMODATION

### ENTRANCE HALL

PVC front door, double radiator, built in cupboards

### LOUNGE

20' 8" x 10' 8" (6.3m x 3.25m) Two double radiators, PVC double glazed window and sliding patio doors, wall lights

### FULLY FITTED KITCHEN

12' 5" x 8' 11" (3.78m x 2.72m) Wall and floor units including drawers, built in double oven, gas hob, double radiator, PVC double glazed window

### REAR ENTRANCE

PVC door, storage area with gas fired central heating boiler unit

### TWO-PIECE CLOAKROOM

Wash basin, WC, PVC double glazed window, radiator, tiled flooring

### STAIRS TO FIRST FLOOR LANDING

PVC double glazed window

### BEDROOM ONE

12' 9" x 10' 8" (3.89m x 3.25m) PVC double glazed window, radiator

### BEDROOM TWO

10' 10" x 8' 4" (3.3m x 2.54m) Radiator, PVC double glazed window

### BEDROOM THREE

9' 4" x 7' 4" (2.84m x 2.24m) Radiator, PVC double glazed window

### TWO PIECE BATHROOM

Panelled bath with shower and screen, wash basin, PVC double glazed window, fully tiled, radiator/towel rail

### SEPARATE WC

Fully tiled, PVC double glazed window



Tenure	Leasehold
Ground Rent	
Council Tax Band	Band C
Local Authority	
EPC Rating	TBC

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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### OUTSIDE

Garden areas to front and rear, long private rear garden, greenhouse, block paved driveway and garage to the front (garage 20' x 9'8)

### 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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