



## St. James Street, Blackburn, BB2 4HD

£525 PCM

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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### Entrance

Via communal hallway,

### Inner Hallway

Spotlights to ceiling, storage heater, doors leading to bedroom, kitchen, shower room, lounge. Alarm and intercom system.

### Lounge

13'2 11/4 (4.01m x 3.45m)

UPVC double glazed windows, storage heater, television point, spotlights to ceiling. Doors to balcony.

### Shower room

7'10 x 5'3 (2.39m x 1.60m)

A three-piece suite comprising of glass shower enclosure, low level WC and pedestal wash basin. Wall panelling, extractor fan and spotlights to ceiling.

### Kitchen

8'8 x 7'8 (2.64m x 2.34m)

UPVC double glazed window, a range of wall and floor based units, oven with four ring electric hob, stainless steel sink with drainer and mixer tap, washing machine and under counter fridge.

### Bedroom

8'4 x 8'2 (2.54m x 2.49m)

UPVC double glazed window, spotlights to ceiling and storage heater.

### External

Balcony overlooking rear elevation.

