

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Royal Close

Blackburn, BB2 3LJ

£850 Per Month



BEAUTIFUL THREE BEDROOM TOWNHOUSE. WELL PRESENTED THROUGHOUT. CLOSE TO LOCAL AMENITIES.



KITCHEN 15'5" x 10'9" (4.70 x 3.28)  
Range of wall & floor units, integrated oven & hob, fridge freezer, extractor hood, Upvc double glazed window, Upvc patio doors.

LOUNGE 15'0" x 12'2" (4.57 x 3.71)  
Upvc double glazed window, gas central heated radiator.

BEDROOM ONE 10'8" x 9'8" (3.25 x 2.95)  
Two Upvc double glazed windows, gas central heated radiator, fitted wardrobes.

EN-SUITE 6'10" x 4'5" (2.08 x 1.35)  
Single shower, WC, pedestal hand wash basin, gas central heated radiator.

BEDROOM TWO 12'8" x 8'0" (3.86 x 2.44)  
Upvc double glazed window, gas central heated radiator.

BEDROOM THREE 7'5" x 7'1" (2.26 x 2.16)  
Upvc double glazed window, gas central heated radiator.

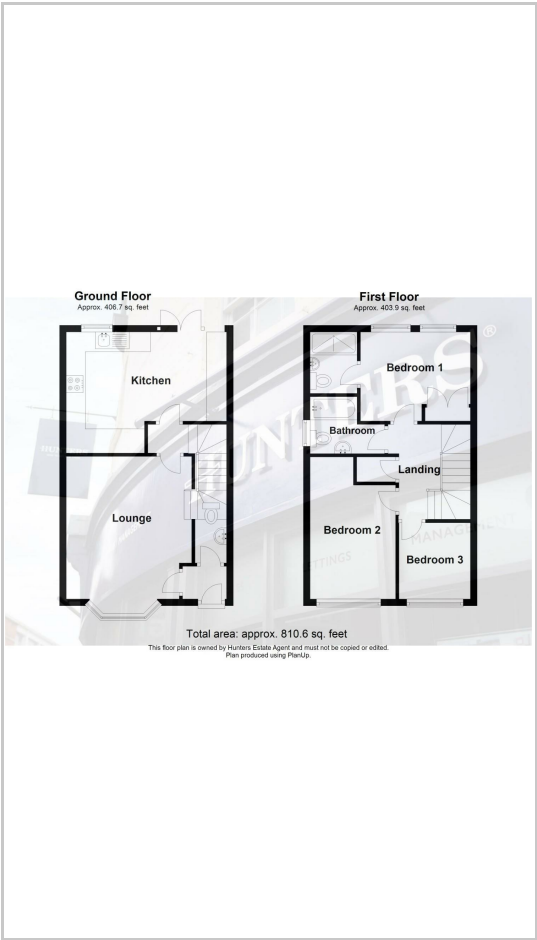
BATHROOM  
Panel bath with shower, WC, pedestal hand wash basin, gas central heated radiator.

LANDING

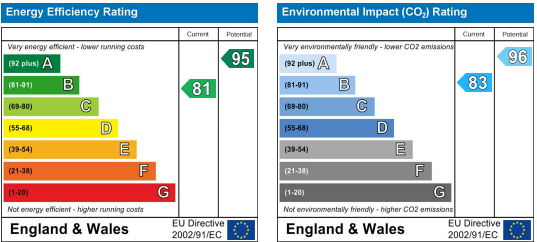
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.