



3 ISLE OF MAN

BLACKBURN, BB1 9BW

£850 PCM

BEAUTIFUL COTTAGE ON THE EDGE OF THE RIBBLE VALLEY ** STUNNING VIEWS ** 2 BEDROOMS ** MODERN KITCHEN DINER ** UTILITY ROOM ** LOVELY SPACIOUS LOUNGE WITH OPEN STAIRCASE ** GARDEN FRONTED COTTAGE/TERRACED ** BACK GARDEN ** AVAILABLE NOW

**AINSWORTH LORD
ESTATES**



Total area: approx. 66.2 sq. metres (712.5 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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