



35 ABBOTT CLOUGH AVENUE
BLACKBURN, BB1 3LP

£185,000
FREEHOLD

MODERN 3 BEDROOM DETACHED FAMILY HOME ** QUIET CUL DE SAC ** BEAUTIFUL GARDENS FRONT AND BACK ** DRIVEWAY AND SEPERATE GARAGE ** LOUNGE ** DINING ROOM ** DOWNSTAIRS WC ** 3 GOOD SIZED BEDROOMS ** FAMILY BATHROOM **

AINSWORTH LORD
ESTATES



Total area: approx. 94.5 sq. metres (1016.8 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		67	
(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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