



## 9 ST. AIDANS CLOSE

BLACKBURN, BB2 4EN

**£129,950**  
FREEHOLD

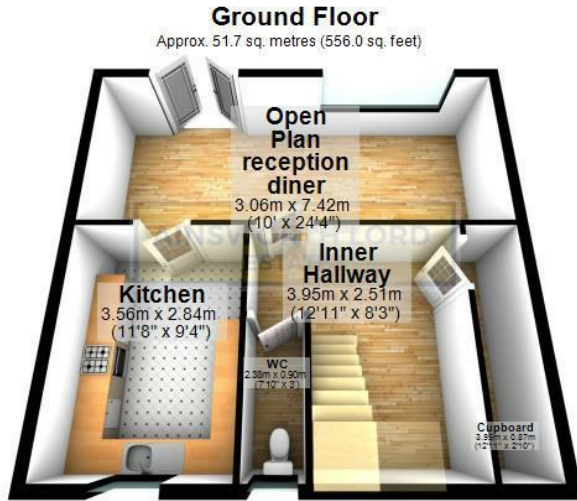
Welcome to St. Aidans Close, Blackburn - house that could be your next dream home! This property boasts two reception rooms which are open plan, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, there's plenty of space for the whole family to enjoy.

Step inside to discover an open plan lounge that offers a versatile space for both living and dining. The lovely fitted kitchen with ample units provides the perfect setting for creating delicious meals and hosting gatherings.

The stunning bathroom is sure to impress, offering a tranquil retreat where you can unwind after a long day. Outside, you'll find gardens both at the front and rear of the property, ideal for enjoying the outdoors and soaking up the sunshine.

Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning the wonderful memories you could create in this lovely property at St. Aidans Close!

**AINSWORTH LORD**  
**ESTATES**



Total area: approx. 104.0 sq. metres (1120.0 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			85
(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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ESTATES**