



**57 LINDISFARNE AVENUE**  
**BLACKBURN, BB2 3EG**

**£125,000**  
**FREEHOLD**

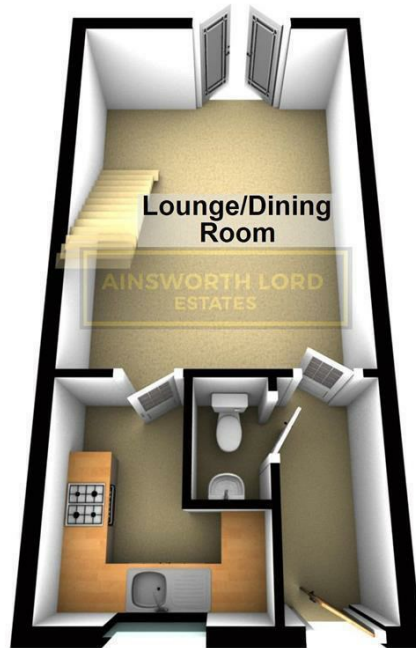
TENANTED 2 BEDROOM PROPERTY\*\* LOVELY THROUGHOUT\*\* LARGE LIVING AREA\*\*3  
PEICE BATHROOM SUITE\*\*IDEAL LOCATION- CLOSE TO BLACKBURN HOSPITAL \*\*AVAILABLE  
NOW

**AINSWORTH LORD**  
**ESTATES**



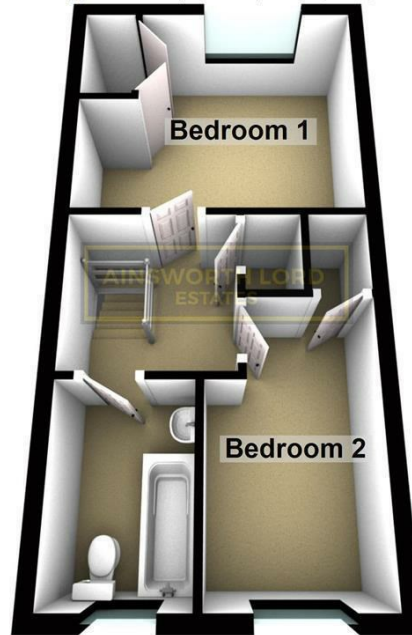
## Ground Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



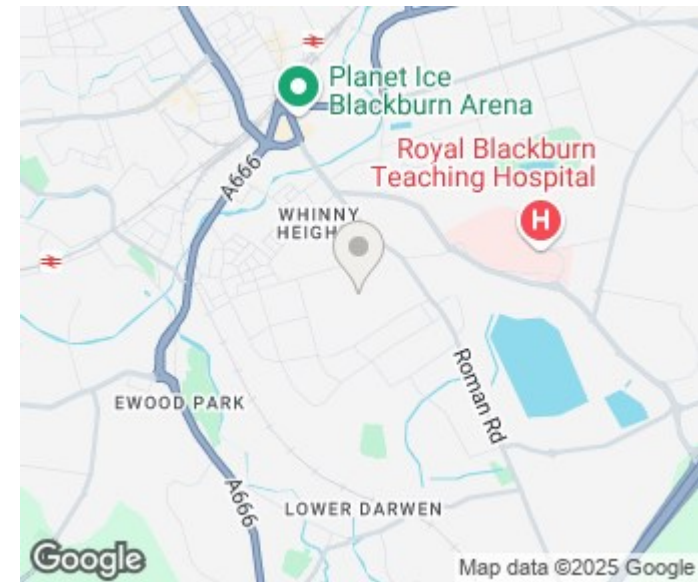
## First Floor

Approx. 28.4 sq. metres (305.9 sq. feet)



Total area: approx. 57.1 sq. metres (614.2 sq. feet)

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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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