



PROCTORS

ESTATE AGENTS

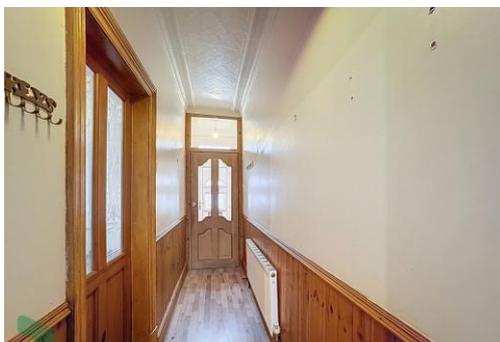
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



13 Malvern Avenue, Blackburn, BB2 3NA

(Offers In Region Of) £115,000

Two bedroomed garden fronted mid terraced property, situated in the ever popular Ewood area of Blackburn, close to all excellent local amenities and within easy reach of Blackburn town centre. The accommodation briefly comprising, vestibule, entrance hallway, two reception rooms, kitchen, two first floor bedrooms, served by a three-piece family bathroom. The property is complemented by PVC double glazing and gas central heating, with enclosed yard to rear. Ideal for first-time buyers/investors.



13 Malvern Avenue, Blackburn, BB2 3NA

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

VESTIBULE

ENTRANCE HALLWAY

Laminate flooring, radiator

LOUNGE

12' 11" x 10' 6" (3.94m x 3.2m) Laminate flooring, radiator, PVC double glazed window

DINING ROOM

15' 1" x 11' (4.6m x 3.35m) Laminate flooring, solid fuel burner, radiator

KITCHEN

13' 3" x 9' 8" (4.04m x 2.95m) Built in oven, hob, extractor fan, stainless steel drainer unit with mixer tap, tiled flooring, plumbed for washer, PVC double glazed window & door, radiator, breakfast bar

STAIRS TO FIRST FLOOR

LANDING

BEDROOM ONE

12' 10" x 12' 9" (3.91m x 3.89m) PVC double glazed window, radiator, built in wardrobes

BEDROOM TWO

9' 4" x 8' 9" (2.84m x 2.67m) PVC double glazed window, radiator, built in wardrobes

THREE-PIECE BATHROOM

Low level WC, wash hand basin, bath with shower over, fully tiled, laminate flooring

OUTSIDE

Yard to rear

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	75c

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

13 Malvern Avenue, Blackburn, BB2 3NA

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwen@proctorsestateagents.co.uk

Web. proctorsestateagents.co.uk

13 Malvern Avenue, Blackburn, BB2 3NA



Proctors Darwen

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. darwin@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

