



# PROCTORS

ESTATE AGENTS

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**22 Wasdale Avenue, Blackburn, BB1 1XD**

**£145,000**

Viewing is highly recommended to appreciate this modern semi-detached house, enjoying a cul-de-sac location, in this sought after residential area close to Royal Blackburn Hospital. The property has recently been refurbished and has been decorated throughout. There are two bedrooms (both with fitted wardrobes), a three-piece bathroom with shower, an attractive lounge and a fully fitted kitchen. Gas central heating & PVC double glazing are both installed. There are gardens to the front & rear, with a driveway to the side. In our opinion, this is an ideal first-time buyer property.



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TENURE

We have been advised that the property is Freehold.

ACCOMMODATION

LOUNGE

FITTED KITCHEN

BEDROOM ONE

BEDROOM TWO

THREE PIECE BATHROOM

OUTSIDE

Gardens to front and rear, driveway

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	Unknown
Ground Rent	
Council Tax Band	Band A
Local Authority	
EPC Rating	66d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

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