



13 Malvern Avenue, Blackburn

“Offers In Region Of” £115,000

Two bedroomeed 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.



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TENURE

TBC

ACCOMMODATION

VESTIBULE

ENTRANCE HALLWAY

Laminate flooring, radiator



LOUNGE

15' 6" x 12' 6" (4.72m x 3.81m) Laminate flooring, radiator, PVC double glazed window



DINING ROOM

18' 1" x 13' 3" (5.51m x 4.04m) Laminate flooring, solid fuel burner, radiator



STAIRS TO FIRST FLOOR

LANDING

BEDROOM ONE

15' 3" x 15' 5" (4.65m x 4.7m) PVC double glazed window, radiator, built in wardrobes



BEDROOM TWO

11' 2" x 10' 5" (3.4m x 3.18m) PVC double glazed window, radiator, built in wardrobes



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	Unknown
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 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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Proctors Blackburn

2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. blackburn@proctorsestateagents.co.uk

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