



PROCTORS

ESTATE AGENTS

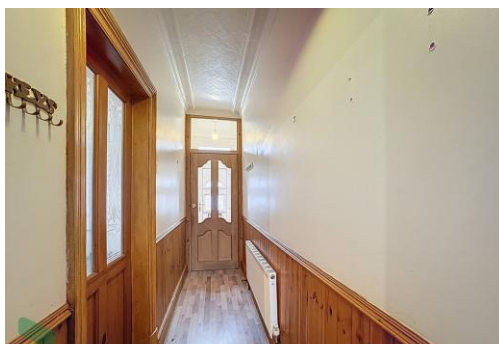
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13 Malvern Avenue, Blackburn

"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

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

KITCHEN

15' 9" x 11' 6" (4.8m x 3.51m) 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

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

THREE-PIECE BATHROOM

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

OUTSIDE

Yard to rear

PLEASE NOTE

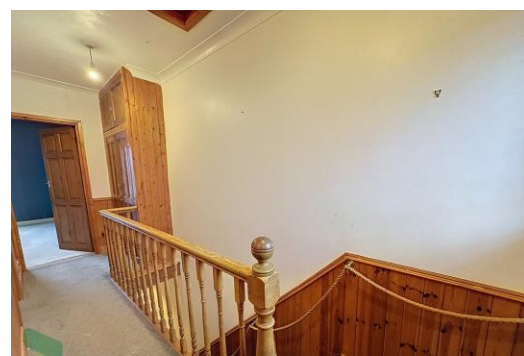
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Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	75c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		