



Merchants Landing, Lower Audley, Blackburn, BB1 1BU



Crown Estate and Letting Agents are delighted to offer to the market this 3 bedroomed semi-detached property, conveniently situated in the Lower Audley area of Blackburn.

£130,000

Crown Estate and Letting Agents are delighted to offer to the market this 3 bedroomed semi-detached property, conveniently situated in the Lower Audley area of Blackburn.

The accommodation briefly consists of a lounge, a kitchen, three bedrooms and a bathroom. Outside there are gardens to the front and rear. The property also benefits from gas central heating, uPVC double glazing and a driveway.

The property is situated close to an array of local shops and facilities, including Towns Moor Retail Park, Blackburn Ice Arena and the Vue Cinema. Audley Community Junior School and Blackburn Central High School are both located nearby. The town centre is just 1.2 miles away and there is easy access to public transport facilities.

Ground Floor:

Hallway

Dimensions: 2.58m x 1.17m

The hallway comprises of: external wood door, ceiling light point, double panel radiator, wall coving and laminate flooring.

Lounge

Dimensions: 4.50m x 3.36m

The lounge comprises of: uPVC double glazed window, ceiling light point, double panel radiator, TV and telephone point, wall coving and laminate flooring.

Kitchen

Dimensions: 4.33m x 2.99m

The kitchen consists of: uPVC double glazed window, ceiling light point, fully fitted wall and base units, electric oven with gas hob, stainless steel drainer sink with mixer tap, plumbing for washing machine, storage cupboard, tiled flooring and uPVC double glazed doors.

First Floor:

Landing

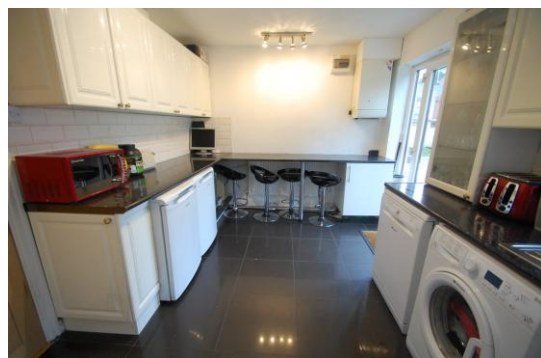
Dimensions: 3.07m x 1.86m

The landing comprises of: ceiling light point and carpet flooring.

Bedroom One

Dimensions: 3.97m x 2.42m

Bedroom one comprises of: uPVC double glazed window, ceiling light point, single panel radiator, TV point, fitted wardrobes and laminate flooring.



Bedroom Two

Dimensions: 2.64m x 1.83m

Bedroom two comprises of: uPVC double glazed window, ceiling light point, TV point and laminate flooring.

Bedroom Three

Dimensions: 2.70m x 2.41m

Bedroom three comprises of: uPVC double glazed window, ceiling light point, TV point and laminate flooring.

Bathroom

Dimensions: 1.89m x 1.80m

The bathroom is fully tiled and consists of: uPVC double glazed window, ceiling light point, hand wash basin, WC, bath with overhead shower, double panel radiator and tiled flooring.

Outside

Externally the property benefits from a driveway, as well as gardens to front and rear.



All descriptions in this brochure are the opinions of Crown Estate and Letting Agents and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Crown Estate and Letting Agents and no warranty can be given or implied as to their working order.

