

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Andrews Walk, Blackburn, BB2 3LE

£199,950

A FANTASTIC THREE BEDROOM TOWNHOUSE IN A DESIRABLE LOCATION

Welcome to this delightful three-bedroom house located on Andrews Walk in Blackburn. This modern property is spread over three floors, offering a spacious and comfortable living environment perfect for families.

As you enter, you are greeted by a well-appointed modern fitted kitchen, ideal for those who enjoy cooking and entertaining. The generous lounge provides ample space for relaxation and family gatherings, while a convenient downstairs WC adds to the practicality of the home.

On the first floor, you will find two well-sized bedrooms, complemented by a stylish four-piece bathroom that caters to all your needs. The layout is thoughtfully designed to maximise space and comfort. Ascend to the second floor, where the master bedroom awaits. This impressive room boasts a great size and features an en suite shower room, providing a private retreat for the homeowners.

Outside, the property benefits from two parking spaces, ensuring convenience for you and your guests. The rear garden offers a lovely outdoor space, perfect for children to play or for

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- End Terraced Property
- Modern Fitted Kitchen
- Off Road Parking
- Council Tax Band: B
- Three Bedrooms
- Spacious Lounge
- EPC: TBC
- Set Over Three Floors
- Downstairs WC
- Tenure: Freehold

Ground Floor

Hallway

11'9 x 6'9 (3.58m x 2.06m)

WC

5'8 x 2'11 (1.73m x 0.89m)

Kitchen

11'9 x 8'7 (3.58m x 2.62m)

Reception Room One

15'6 x 15'6 (4.72m x 4.72m)

First Floor

Landing

10'5 x 6'10 (3.18m x 2.08m)

Bedroom Two

11'10 x 9'1 (3.61m x 2.77m)

Bedroom Three

11'10 x 9'1 (3.61m x 2.77m)

Bathroom

8'4 x 6'5 (2.54m x 1.96m)

Inner Landing

7'0 x 6'1 (2.13m x 1.85m)

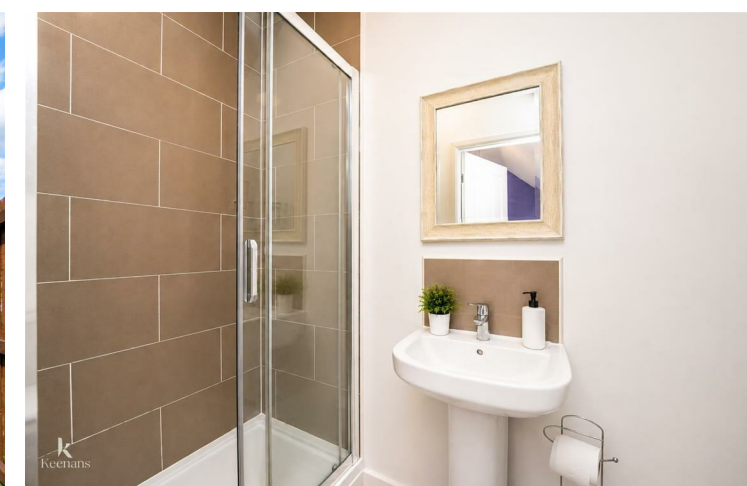
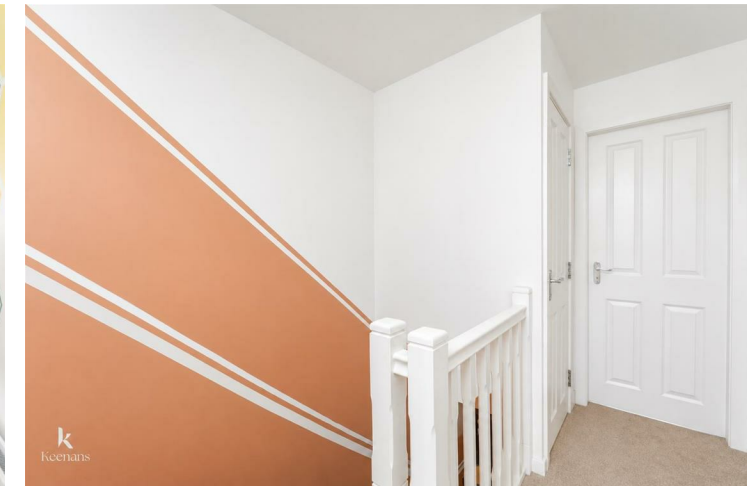
Second Floor

Bedroom One

20'6 x 15'7 (6.25m x 4.75m)

En Suite

8'4 x 3'11 (2.54m x 1.19m)



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