# 12 St. Annes Close, Lower Audley, Blackburn, BB2 3AQ

## To Let £475.00 P.C.M.



*** LOCATED CLOSE TO ROYAL BLACKBURN HOSPITAL AND READY TO MOVE STRAIGHT INTO, CALL US TODAY TO ARRANGE A VIEWING! *** This property boasts light and airy living accommodation & neutral decor throughout and is situated in a well established development close to Royal Blackburn Hospital, local schools, amenities and transport links.Internally the accommodation briefly comprises; entrance porch, spacious lounge and a fully fitted kitchen with sliding doors to a delightful rear garden. To the first floor; are two bedrooms and a three piece bathroom suite. Externally the property further benefits from front and rear gardens and off road parking. Early viewing is highly recommended to avoid disappointment!

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**Ground Floor**

**Entrance Porch**

*1.10m (3.61 Ft)  x 1.41m (4.63 Ft)*

**Reception Room**

*3.56m (11.68 Ft)  x 5.06m (16.60 Ft)*

**Kitchen**

*3.54m (11.61 Ft)  x 3.60m (11.81 Ft)*

**First Floor**

**Bedroom 1**

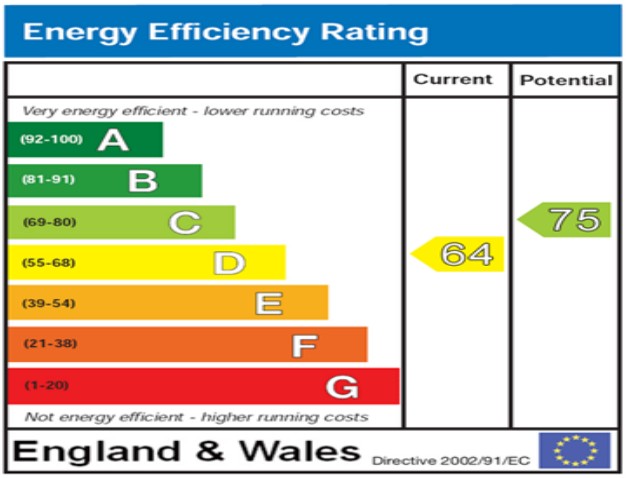
*3.54m (11.61 Ft)  x 2.73m (8.96 Ft)*

**Bedroom 2**

*3.56m (11.68 Ft)  3.00m (9.84 Ft)*

**Bathroom**

*2.90m (9.51 Ft)  x 1.47m (4.82 Ft)*




The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to perspective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. Fixtures and fittings are to be agreed with the seller. If you require clarification or further information on any points, please contact us.