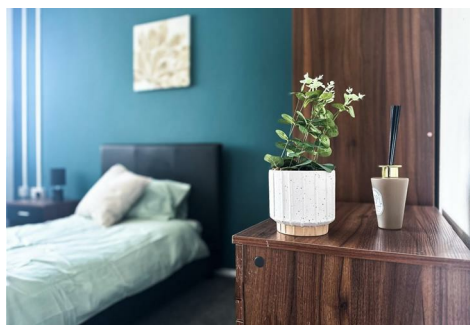


# DUFFIN'S

ESTATE AGENTS



## Hazel Close, BLACKBURN, BB2 1QW

### £500

Duffin's Estate Agents are delighted to bring to the market this lovely, first floor studio accommodation. Situated on Hazel Close, only a short walk from Blackburn Town Centre, Blackburn University and local shops etc.

This flat is situated on the first floor of the main building and is easily accessible from the front door. On road parking is available outside the property at the front and rear.

This self-contained studio benefits from nice modern carpets & flooring, modern neutral decor and is comprised of the following:

Main Living Space - Bedroom/Lounge. with basic levels of furniture eg Bed, Wardrobe etc

Kitchen Area comes with - Ample Cupboard Space, Basic Kitchen Items.

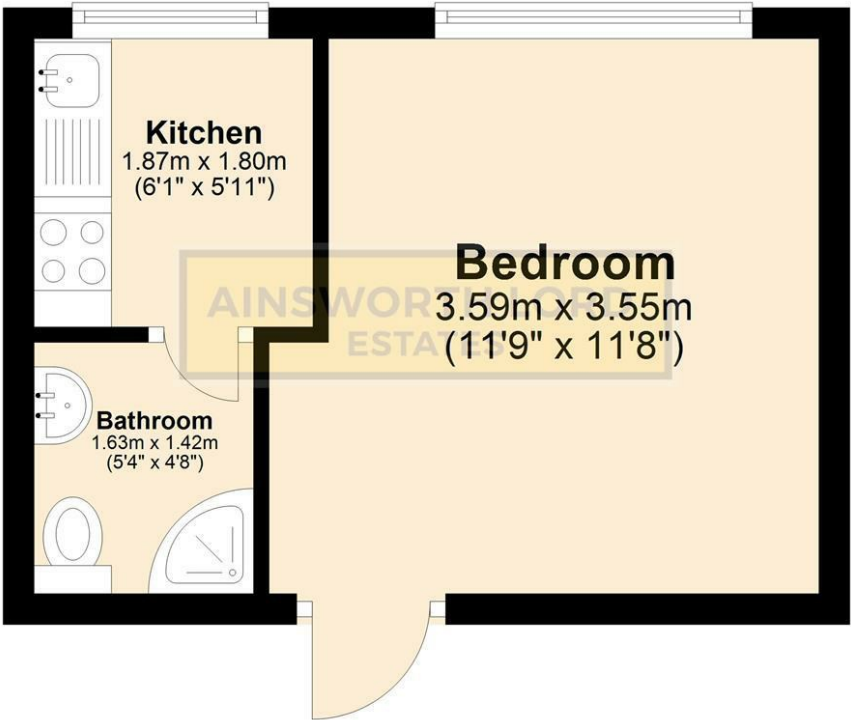
En-Suite - with separate wash basin, WC and shower cubicle & electric shower.

Utility Bills Included (based on reasonable consumption).



# Ground Floor

Approx. 18.2 sq. metres (196.0 sq. feet)

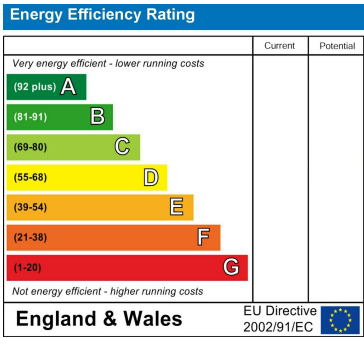


Total area: approx. 18.2 sq. metres (196.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.