



## 217 Blackburn Road, Wheelton

£1,250 pcm

Two Bedrooms • Spread Out Over Three Floors • Modern Kitchen • Desirable Location • Move In Ready • Early Viewings Highly Recommended

**Holdens**  
ESTATE AGENTS

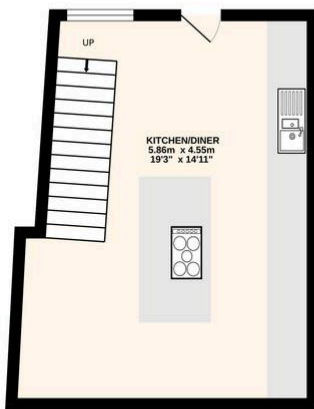




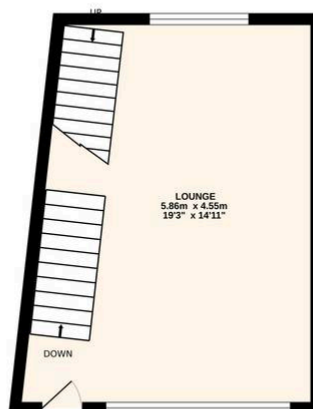




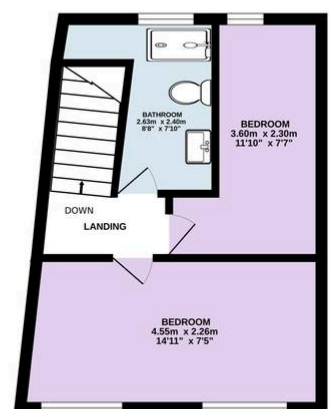
LOWER GROUND  
24.7 sq.m. (266 sq.ft.) approx.



GROUND FLOOR  
24.8 sq.m. (267 sq.ft.) approx.



FIRST FLOOR  
24.8 sq.m. (267 sq.ft.) approx.



TOTAL FLOOR AREA : 74.3 sq.m. (800 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
Made with Metropix ©2025

## Misdescriptions Act

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.