

## Rutland Street, Blackburn, BB2 1UY

### Offers Over £95,000


#### RENOVATION PROJECT NOT TO BE MISSED

Situated on the charming Rutland Street in Blackburn, this spacious house presents an excellent opportunity for both families and investors alike. With its generous living space, the property is perfect for those seeking a comfortable home that can accommodate a growing family or provide ample room for entertaining guests.

The location is particularly advantageous, as it is conveniently situated near a variety of local amenities. Residents will find themselves just a short distance from shops, schools, and recreational facilities, making daily life both easy and enjoyable. The vibrant community surrounding the property adds to its appeal, offering a welcoming atmosphere for all.

Moreover, this house holds significant potential for development. Whether you envision expanding the existing structure or enhancing the outdoor space, the possibilities are abundant. This aspect makes it an ideal choice for those looking to invest in a property that can be tailored to their specific needs and preferences.

In summary, this spacious home on Rutland Street is not only a comfortable living space but also a promising investment opportunity. With its prime location and potential for development, it is a property that should not be overlooked.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>72</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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 3  2  2  E

- Enviaible End Terraced Property
  - Bursting With Potential
  - On Street Parking
  - EPC Rating E
- Three Double Bedrooms
  - Perfect Family Home
  - Council Tax Band B
- Sought After Location
  - Two Reception Rooms
  - Tenure Freehold

### Ground Floor

#### Entrance

Composite double glazed frosted door to hallway.

#### Hallway

5'8 x 3'2 (1.73m x 0.97m)

Doors to reception room one, reception room two and staircase to the first floor.

#### Reception Room One

13'1 x 11'11 (3.99m x 3.63m)

Two UPVC double glazed windows, central heating radiator, coving, wood effect laminate flooring, doors to storage cupboard and bathroom.

#### Bathroom

8'3 x 4'2 (2.51m x 1.27m)

Central heating radiator, dual flush WC, wall mounted wash basin with traditional taps, panelled bath with mixer tap and rinse head, walk in shower with electric feed shower head, PVC panelled elevations, PVC panelling to the ceiling and lino flooring.

#### Reception Room Two

14'6 x 11'10 (4.42m x 3.61m)

UPVC double glazed window, central heating radiator, coving, spotlights, gas fire with granite effect hearth and surround, television point, under stairs storage, hardwood single glazed door to kitchen.

#### Kitchen

12'6 x 10'7 (3.81m x 3.23m)

UPVC double glazed window, central heating radiator, coving, spotlights, range of mixed wall and base units, wood effect surface, tiled splashback, composite one and a half sink and drainer with a high spout spring mixer tap, range cooker with five ring gas hob and integrated extractor hood, space for fridge and freezer, plumbing for dishwasher, Ideal boiler, wood effect lino flooring and UPVC double glazed frosted door to the rear.

### First Floor

#### Landing

18'9 x 3 (5.72m x 0.91m)

Central heating radiator, loft access, spotlights, coving, wood panelled elevations, doors to three bedrooms and bathroom.

#### Bedroom One

14'6 x 13'10 (4.42m x 4.22m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Two

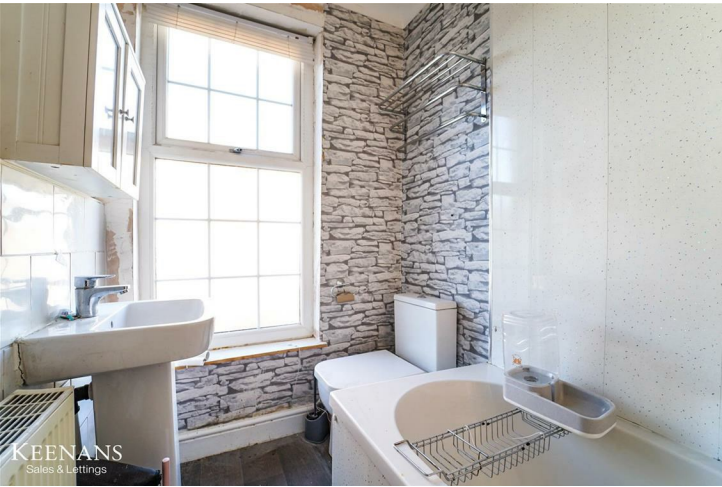
14 x 12'10 (4.27m x 3.91m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobe.

#### Bedroom Three

12 x 10 (3.66m x 3.05m)

UPVC double glazed window, central heating radiator and coving.



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