

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		15	
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.

## Pemberton Street, Blackburn, BB1 9AB

### Offers Over £75,000

THREE BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located on the charming Pemberton Street in Blackburn, this delightful mid-terrace house presents an excellent opportunity for those seeking a property with immense potential. Boasting three well-proportioned bedrooms, this home is perfect for families or individuals looking for extra space.

One of the standout features of this property is the rear garden, which provides a private outdoor space for gardening, play, or simply enjoying the fresh air. The garden is a blank canvas, ready for your personal touch to transform it into a serene oasis.

This property is sold with no chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer, a growing family, or an investor, this house on Pemberton Street is bursting with potential and awaits your creative vision. Don't miss the chance to make this house your home.

# Pemberton Street, Blackburn, BB1 9AB

Offers Over £75,000

 3  1  1  G

- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating G
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'8 x 3' (1.12m x 0.91m)

### Reception Room

13'11 x 13'6 (4.24m x 4.11m)

### Kitchen

14' x 12'3 (4.27m x 3.73m)

### Utility Room

8'9 x 7'10 (2.67m x 2.39m)

## First Floor

### Landing

12'7 x 6'11 (3.84m x 2.11m)

### Bedroom One

13'6 x 8'9 (4.11m x 2.67m)

### Bedroom Two

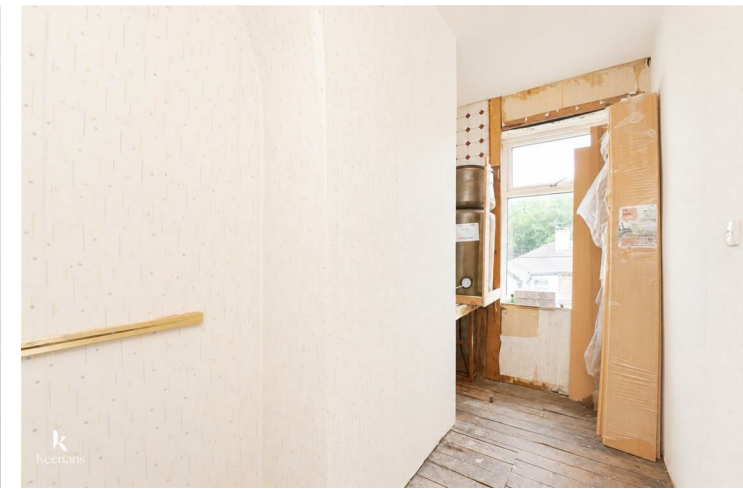
11'5 x 6'7 (3.48m x 2.01m)

### Bedroom Three

9'9 x 3'11 (2.97m x 1.19m)

### Bathroom

8'7 x 5'7 (2.62m x 1.70m)



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