



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Whitehead Street, Blackburn, BB2 1HT

£119,950

AN ENVIABLE TWO BEDROOM PROPERTY IN BLACKBURN

Nestled on the charming Whitehead Street in Blackburn, this delightful two-bedroom terrace house presents an excellent opportunity for both investors and first-time buyers. The property boasts a prime location, making it easy to access the vibrant town centre of Blackburn, where a variety of shops, cafes, and amenities await.

One of the standout features of this home is its proximity to the picturesque Corporation Park, a perfect spot for leisurely strolls or enjoying a picnic on a sunny day. The house itself offers a cosy and inviting atmosphere, ideal for those looking to create their own personal sanctuary.

Additionally, the property includes a quaint backyard, providing a private outdoor space for relaxation or entertaining guests. This feature adds to the overall appeal, making it a wonderful place to unwind after a busy day.

With its attractive location and potential for growth, this terrace house is a fantastic choice for anyone looking to invest in the Blackburn area or for those embarking on their journey as homeowners. Don't miss the chance to make this charming property your own.

# Whitehead Street, Blackburn, BB2 1HT

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 2  1  2  C

- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Ideal Rental Investment
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band A

## Ground Floor

### Entrance Hall

12'5 x 3'3 (3.78m x 0.99m )

### Reception Room One

12'5 x 10'2 (3.78m x 3.10m )

### Reception Room Two

13'10 x 13'2 (4.22m x 4.01m )

### Kitchen

10'8 x 8'4 (3.25m x 2.54m )

## First Floor

### Landing

6'10 x 5'8 (2.08m x 1.73m)

### Bedroom One

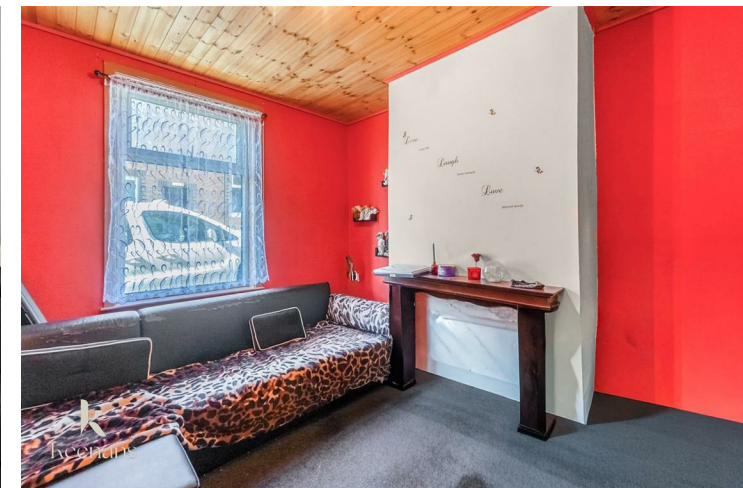
13'10 x 12'6 (4.22m x 3.81m)

### Bedroom Two

13'10 x 7'2 (4.22m x 2.18m )

### Bathroom

6'9 x 5'0 (2.06m x 1.52m)



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