

## Rutland Street, Blackburn, BB2 1UY

**£180,000**

A MODERN THREE BEDROOM END TERRACE HOME


Welcome to this beautifully renovated end terrace house located on Rutland Street in Blackburn. This charming property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both comfort and style.

The contemporary kitchen is a highlight of the home, featuring contemporary fittings and ample storage, perfect for those who love to cook and entertain. The family bathroom is well-appointed, offering a serene space to unwind after a long day.

In addition to the interior comforts, the property includes an outhouse store in the rear yard, providing practical storage solutions for your outdoor equipment or seasonal items. The fully renovated status of the house means that you can move in with ease, enjoying a fresh and modern living environment from day one.

Situated in a convenient location, this end terrace house offers a blend of modern living with the charm of a traditional home. Whether you are looking to settle down or invest, this property is a fantastic opportunity not to be missed. Come and see for yourself the potential this lovely home has to offer.

Some photos have been virtually staged to help you envision your dream home!

| Energy Efficiency Rating                    |  | Current                 | Potential   |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs |  |                         |   |
| (92 plus) A                                 |  |                         |   |
| (81-91) B                                   |  |                         |   |
| (69-80) C                                   |  | 70                      | 78  |
| (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 |  |

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.

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- On Street Parking
- Two Spacious Reception Rooms
- Perfect For First Time Buyers
- Tenure: Freehold Rentcharge
- Three Double Bedroom End Terraced Property
- Fully Renovated
- EPC: C
- Three Piece Bathroom
- Close to Amenities
- Council Tax Band: B

## Hallway

6'1 x 3'2 (1.85m x 0.97m)

## Reception Room One

17'7 x 11'9 (5.36m x 3.58m)

## Kitchen

14'11 x 10'5 (4.55m x 3.18m)

## WC

5'8 x 3'8 (1.73m x 1.12m )

## Reception Room Two

17 x 11'10 (5.18m x 3.61m)

## First Floor

### Landing

19'3 x 3'1 (5.87m x 0.94m )

### Bedroom One

14'3 x 13'10 (4.34m x 4.22m)

### Bedroom Two

13'7 x 12'4 (4.14m x 3.76m)

### Bedroom Three

11'1 x 10 (3.38m x 3.05m)

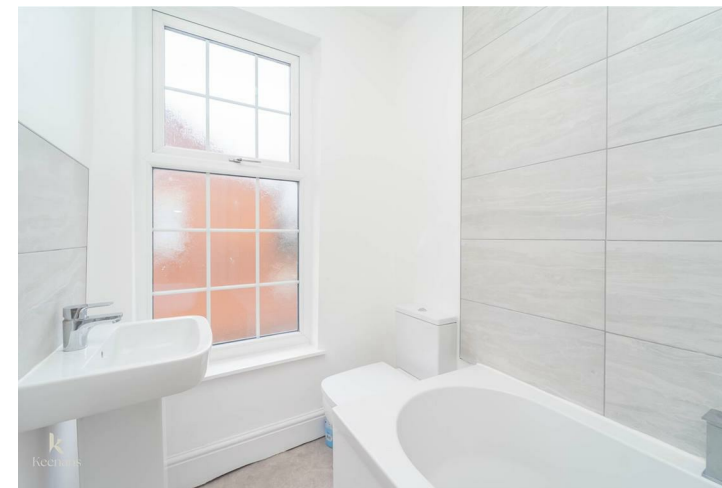
### Bathroom

7'9 x 4'11 (2.36m x 1.50m)

### External

### Store

11 x 6'10 (3.35m x 2.08m)



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