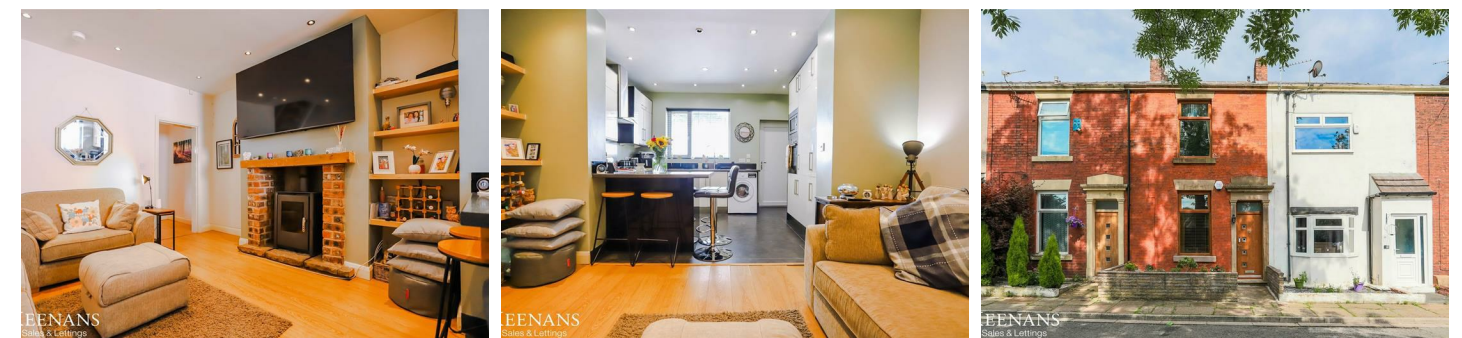




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Cavendish Place, Blackburn, BB2 2PN

Offers Over £120,000

DESIRABLE TWO BEDROOM MID TERRACE HOME

Situated in Blackburn, this charming two-bedroom mid-terrace house on Cavendish Place offers a delightful blend of modern living and comfort. The property is ideally situated, providing easy access to local schools and a variety of amenities, making it perfect for families and professionals alike.

Upon entering, you are welcomed into an open-plan contemporary kitchen and lounge area, designed to create a spacious and inviting atmosphere. This layout is perfect for entertaining guests or enjoying family time. The property boasts two reception rooms, one of which features a lovely log burner, adding a cosy touch that is perfect for those chilly evenings.

The modern bathroom is well-appointed, ensuring convenience and style. Additionally, the lovely rear yard provides a private outdoor space, ideal for relaxing or hosting summer gatherings.

This property is a wonderful opportunity for anyone seeking a comfortable home in a vibrant community. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this delightful house your new home.

Cavendish Place, Blackburn, BB2 2PN

Offers Over £120,000

 **2**  **1**  **2**  **D**

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Two Spacious Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Reception Room One

14'2 x 13'10 (4.32m x 4.22m)
Composite double glazed entrance door, UPVC double glazed window, central heating radiator, spotlights, smoke alarm, wood effect flooring, stairs to first floor and door to reception room two.

Reception Room Two

13'11 x 12'8 (4.24m x 3.86m)
Central heating radiator, spotlights, log burner, brick surround, wood mantle, alcove shelving, wood effect flooring and open access to kitchen

Kitchen

12'4 x 10'1 (3.76m x 3.07m)
UPVC double glazed window, spotlights, gloss wall and base units, granite effect worktops, two bowl stainless steel sink with draining board and mixer tap, integrated oven and microwave in high rise unit, four burner gas hob, extractor hood, plumbing for washing machine, integrated fridge freezer, tile effect flooring and UPVC door to rear.

First Floor

Landing

10'9 x 6'6 (3.28m x 1.98m)
Loft access and doors to two bedrooms and bathroom.

Bedroom One

14'1 x 13'5 (4.29m x 4.09m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

13'1 x 7'2 (3.99m x 2.18m)
UPVC double glazed window, central heating radiator and spotlights.

Bathroom

6'6 x 6'4 (1.98m x 1.93m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with traditional taps and direct feed shower over, tiled elevation and tile effect flooring.

External

Front

Courtyard with paving and stone chips.

Rear

Enclosed paved yard and gated access to rear.



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