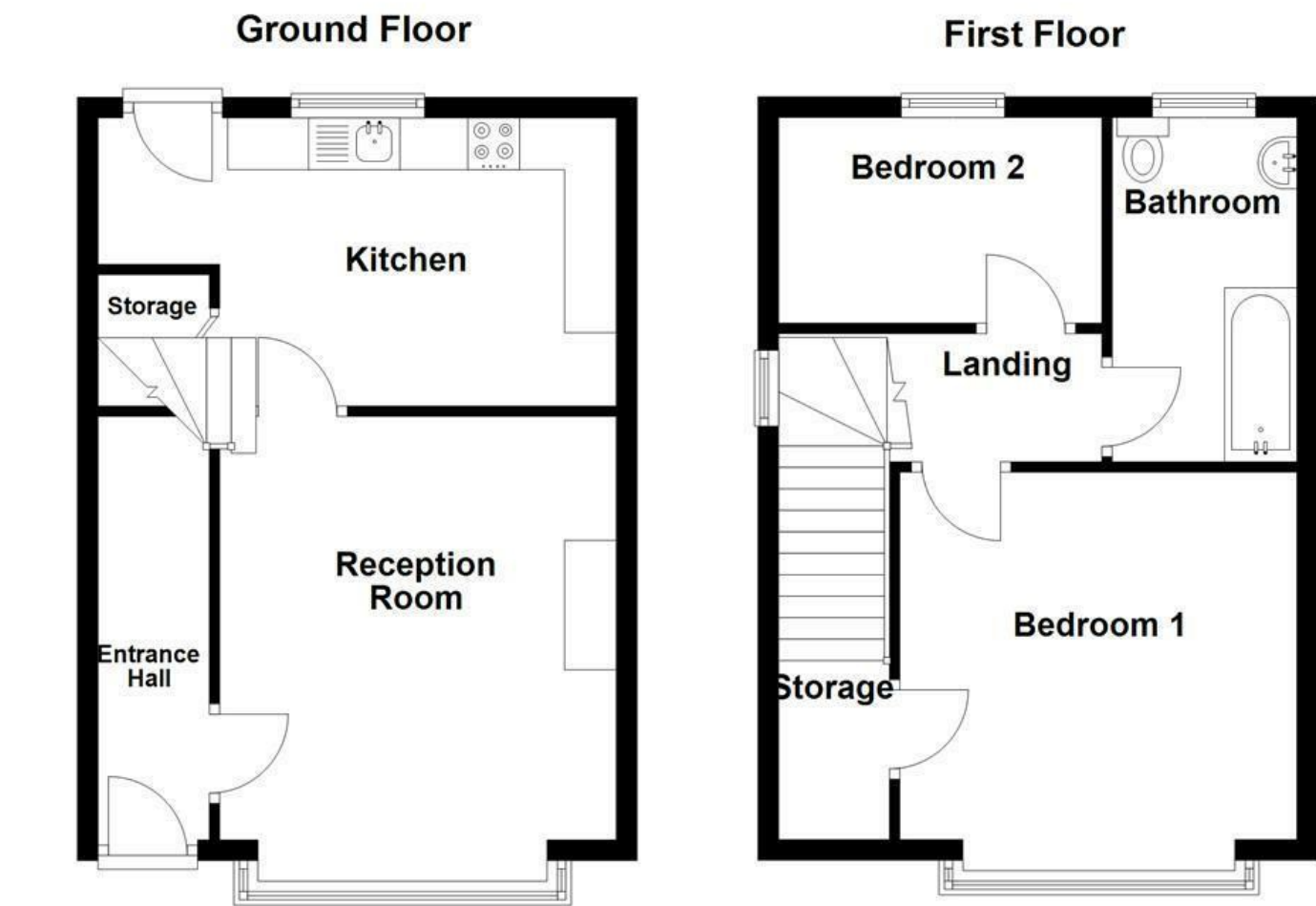




| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         |                                                                                     |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            |                         |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | 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.

## St. Mark's Road, Blackburn, BB2 6TB

### £130,000

A FANTASTIC TWO BEDROOM SEMI-DETACHED PROPERTY IN WITTON

Nestled on the charming St. Mark's Road in Blackburn, this delightful two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those looking to invest. The property boasts a lovely garden space, perfect for enjoying the outdoors or hosting gatherings with family and friends.

With ample room to add value, this home offers the potential for personalisation and enhancement, allowing you to create a space that truly reflects your style and needs. The location is particularly appealing, as it is situated close to the picturesque Witton Park, providing a serene environment for leisurely walks and outdoor activities.

Additionally, families will appreciate the proximity to reputable schools, making this property an ideal choice for those with children. This house is not just a place to live; it is a canvas for your future, set in a community that offers both convenience and charm. Do not miss the chance to make this lovely property your own.



St. Mark's Road, Blackburn, BB2 6TB

£130,000

2 null null

- Tenure Freehold/Rentcharge
- Council Tax Band B
- EPC Rating TBC
- Ample Off Road Parking
- Two Well Proportioned Bedrooms
- Ideal First Time Buy Or Investment Opportunity
- Bursting With Potential
- Viewing Essential
- Enviably rear Garden Space With Outbuildings
- Easy Access To Major Network Links

Ground Floor

Entrance Hallway  
10'0 x 3'6 (3.05m x 1.07m)

Reception Room  
13'5 x 12'7 (4.09m x 3.84m)

Kitchen  
15'8 x 9'2 (4.78m x 2.79m)

First Floor

Landing  
10'1 x 9'7 (3.07m x 2.92m)

Bedroom One  
12'9 x 11'8 (3.89m x 3.56m)

Bedroom Two  
9'7 x 5'9 (2.92m x 1.75m)

Bathroom  
10'11 x 5'9 (3.33m x 1.75m)

