


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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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## Stirling Street, Blackburn, BB2 4DG

### £120,000

THREE BEDROOM MID TERRACE PROPERTY SOLD WITH NO CHAIN DELAY

Located in the heart of Blackburn on Stirling Street, this charming mid-terrace house offers a delightful blend of space and modern living. With three generously sized bedrooms, this property is perfect for families or those seeking extra room for guests or a home office.

As you enter, you are welcomed by two inviting reception rooms, providing ample space for relaxation and entertaining. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. It is designed to be both functional and stylish, catering to the needs of today's homeowners.

The property also boasts both a front and rear yard, offering outdoor space for gardening, play, or simply enjoying the fresh air. This is a rare find in a mid-terrace home, making it an ideal spot for those who appreciate a bit of greenery.

Located conveniently in Blackburn, this house is well-positioned for local amenities, schools, and transport links, ensuring that everything you need is within easy reach. This property presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious and modern home. Don't miss the chance to make this lovely house your new home.

# Stirling Street, Blackburn, BB2 4DG

£120,000



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

## Ground Floor

### Vestibule

4' x 3' (1.22m x 0.91m)

UPVC double glazed entrance door, coving, lino flooring and door to hall.

### Hall

10' x 2'11" (3.05m x 0.89m)

Central heating radiator, coving, stairs to first floor and doors to two reception rooms.

### Reception Room One

11'7 x 11' (3.53m x 3.35m)

UPVC double glazed window, central heating radiator, coving, meter cupboard, wall mounted gas fire and wood effect laminate flooring.

### Reception Room Two

14'11 x 13'2 (4.55m x 4.01m)

UPVC double glazed window, central heating radiator, gas fire, marble effect hearth and surround, under stairs storage, lino flooring and door to kitchen.

### Kitchen

9'10 x 8'3 (3.00m x 2.51m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood, one and half bowl composite sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, lino flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

14'9 x 5'9 (4.50m x 1.75m)

Loft access and doors to three bedrooms and bathroom.

### Bedroom One

11'5 x 8'4 (3.48m x 2.54m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'1 x 6'11 (3.07m x 2.11m)

UPVC double glazed window, central heating radiator and storage.

## Bedroom Three

11'2 x 6'5 (3.40m x 1.96m)

Central heating radiator.

## Bathroom

10'2 x 7'3 (3.10m x 2.21m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed rainfall shower over, part tiled elevation and lino flooring.

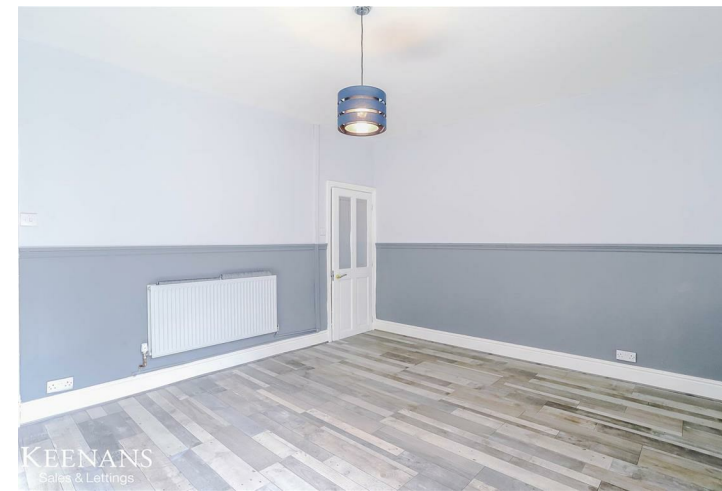
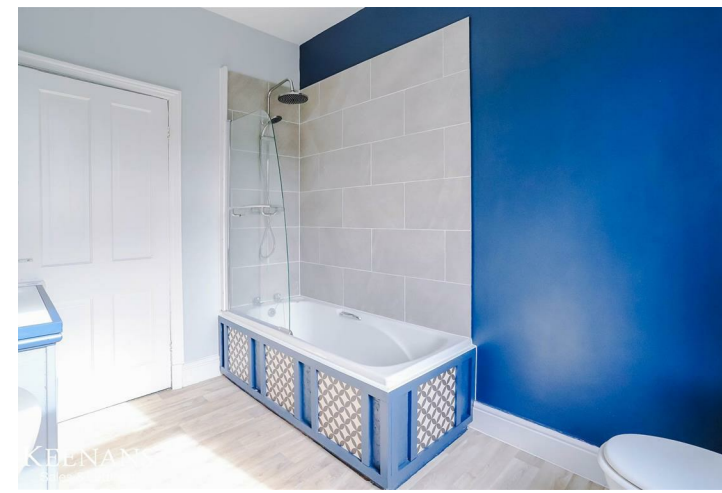
## External

### Front

Enclosed paved courtyard.

### Rear

Enclosed paved yard, bedding areas and gated access to rear.



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