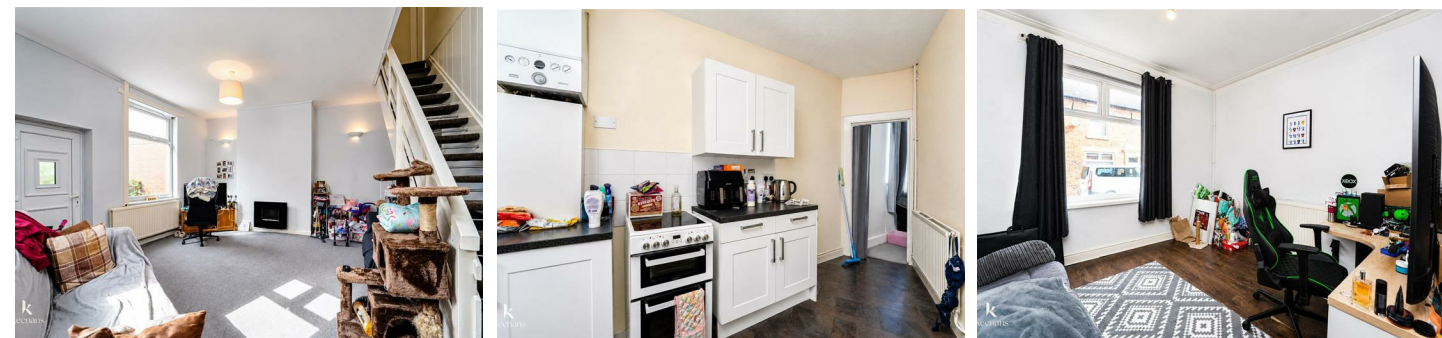
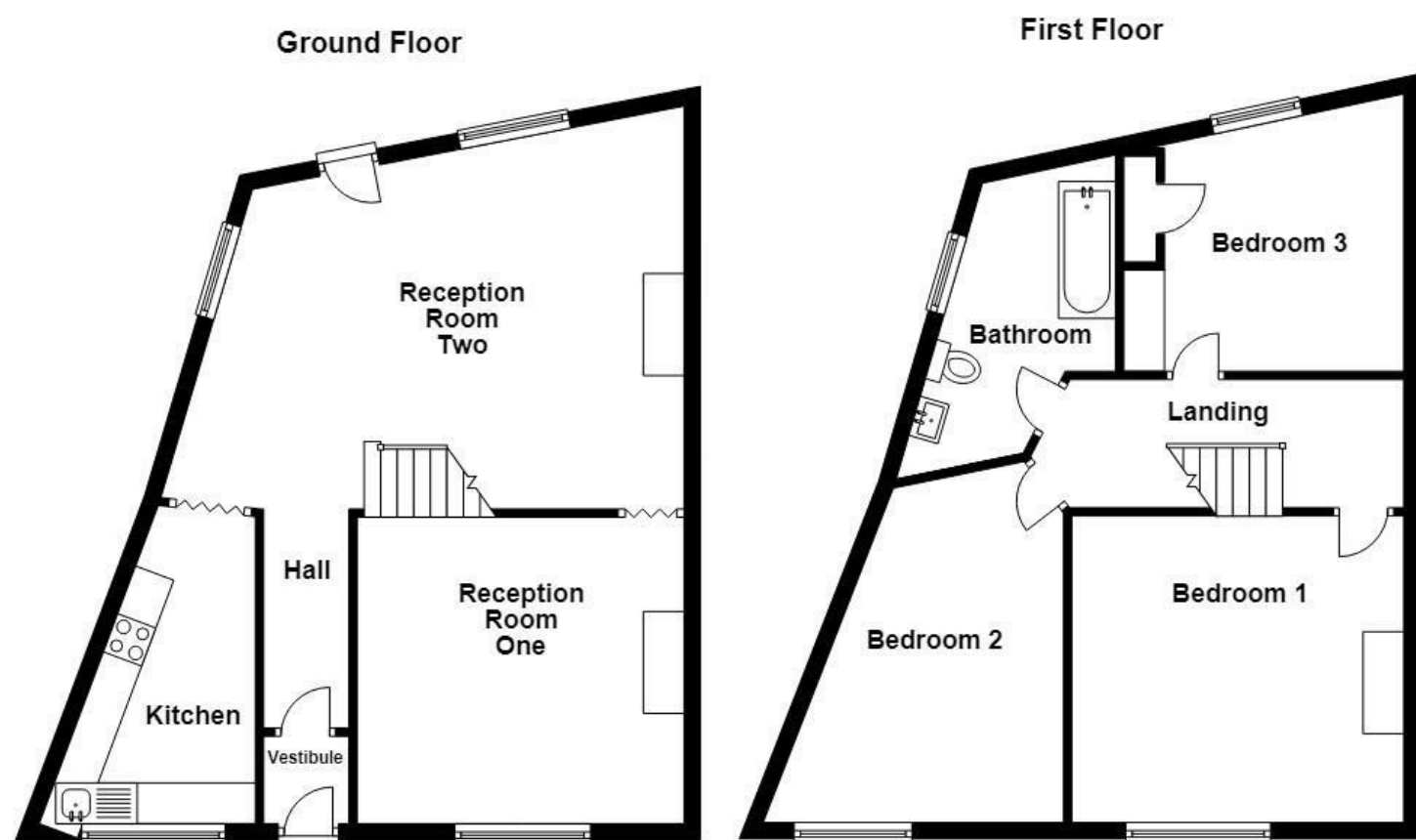




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Queen Victoria Street, Blackburn, BB2 2RZ

Offers Over £100,000

AN ENVIABLE THREE BEDROOM END TERRACE PROPERTY

Situated on the charming Queen Victoria Street in Blackburn, this delightful three-bedroom end terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two inviting living areas, perfect for relaxation and entertaining guests. The fitted neutral kitchen offers a practical space for culinary endeavours, ensuring that meal preparation is both enjoyable and efficient.

Upstairs, you will find spacious bedrooms that provide ample room for rest and personalisation, along with a well-appointed bathroom that caters to the needs of the household. The rear yard adds a touch of outdoor space, ideal for enjoying the fresh air or hosting summer gatherings.

This home is not only a comfortable living space but also a promising investment, given its desirable location and layout. With its blend of practicality and potential, this property is sure to attract those looking to make their mark in the housing market. Do not miss the chance to view this wonderful home that could be the perfect fit for you.

Queen Victoria Street, Blackburn, BB2 2RZ

Offers Over £100,000



- End Terrace Property
- Bright Fitted Kitchen
- On Street Parking
- EPC TBC
- Three Generously Sized Bedrooms
- A Fantastic First Time Buyer Home
- Tenure Freehold
- Two Spacious Reception Rooms
- Great Investment Opportunity
- Council Tax Band A

Ground Floor

Vestibule
3'3 x 3'2 (0.99m x 0.97m)

Hall
9 x 3'2 (2.74m x 0.97m)

Reception Room Two
18'11 x 16'3 (5.77m x 4.95m)

Reception Room One
13'2 x 12'4 (4.01m x 3.76m)

Kitchen
17'6 x 8'1 (5.33m x 2.46m)

First Floor

Landing
13'2 x 5'11 (4.01m x 1.80m)

Bedroom One
13'6 x 11'8 (4.11m x 3.56m)

Bedroom Two
15'1 x 8'4 (4.60m x 2.54m)

Bedroom Three
11'3 x 9'9 (3.43m x 2.97m)

Bathroom
8'10 x 6'3 (2.69m x 1.91m)

External

Rear
Enclosed paved yard

Tel: 01254916276



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