



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

Pritchard Street, Blackburn, BB2 3PF

Offers Over £130,000

MID TERRACED PROPERTY PERFECT FOR FIRST TIME BUYERS!

Nestled in the heart of Blackburn, this charming mid-terraced property on Pritchard Street presents an excellent opportunity for first-time buyers and savvy investors alike. With three well-proportioned bedrooms, this home offers ample space for families or those looking to establish a comfortable living environment.

The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and versatile, allowing for a variety of living arrangements to suit your needs. The bathroom is conveniently located, ensuring ease of access for all residents.

This mid-terraced house is brimming with potential, providing a blank canvas for you to personalise and make your own. Whether you envision modernising the interiors or maintaining its classic charm, the possibilities are endless.

Situated in a vibrant area of Blackburn, you will find yourself within easy reach of local amenities, schools, and transport links, making it an ideal location for both work and leisure.

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Offers Over £130,000



- Mid-Terraced Property
- Contemporary Kitchen
- Perfect For First Time Buyers
- Council Tax Band: A
- Three Bedrooms
- Two Reception Rooms
- EPC: TBC
- Family Bathroom
- Enclosed Rear Yard
- Tenure: Freehold

Ground Floor

Hallway
3'1 x 3'1 (0.94m x 0.94m)

Reception Room One
14'3 x 11'1 (4.34m x 3.38m)

Reception Room Two
18'4 x 11'1 (5.59m x 3.38m)

Lower Ground Floor

Kitchen
18'0 x 14'0 (5.49m x 4.27m)

First Floor

Landing
15'10 x 5'3 (4.83m x 1.60m)

Bedroom One
14'7 x 12'2 (4.45m x 3.71m)

Bedroom Two
11'10 x 6'7 (3.61m x 2.01m)

Bedroom Three
9'4 x 8'1 (2.84m x 2.46m)

Bathroom
7'8 x 4'2 (2.34m x 1.27m)

