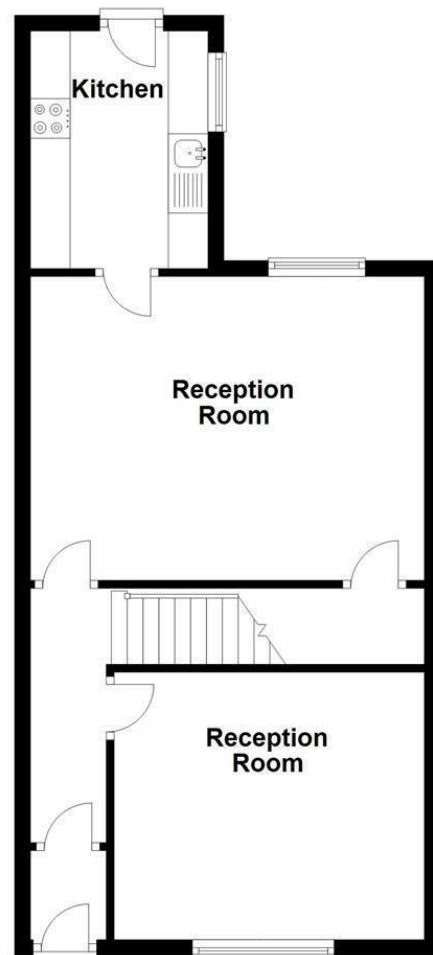
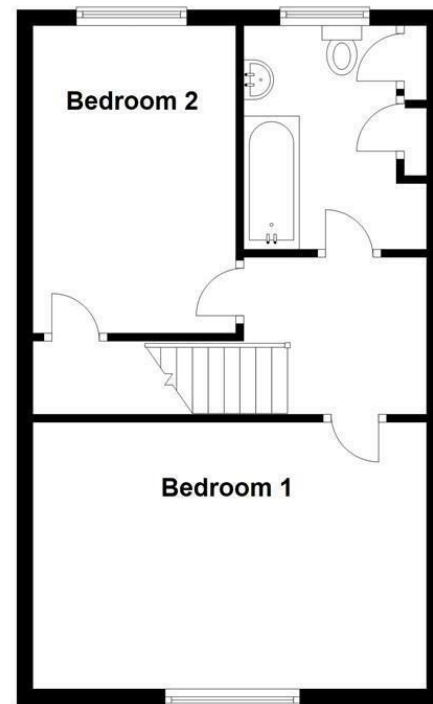


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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.

## Nuttall Street, Blackburn, BB2 4JA

### Offers Over £110,000

#### ENVIABLE TWO BEDROOM MID TERRACE HOME

Located in the vibrant heart of Blackburn, this charming two double bedroom mid-terrace house offers an ideal blend of comfort and convenience. With delightful views of Ewood Football Club, this property is perfectly situated close to a variety of amenities and excellent motorway links, making it an attractive option for both commuters and families alike.

Upon entering, you will be greeted by two generously sized reception rooms, each boasting stunning decor that creates a warm and inviting atmosphere. The contemporary kitchen is well-equipped and designed to meet the needs of modern living, ensuring that meal preparation is both enjoyable and efficient.

The property is ready to move into, making it an excellent choice for first-time buyers seeking a family home or investors looking for a promising opportunity. The spacious rear yard provides a lovely outdoor space, perfect for relaxation or entertaining guests during the warmer months.

This mid-terrace house is not just a home; it is a lifestyle choice, offering a perfect balance of comfort, style, and practicality in a sought-after location. Do not miss the chance to make this delightful property your own.



# Nuttall Street, Blackburn, BB2 4JA

## Offers Over £110,000

 2  1  2  C

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking - Permit Required On Football Match Days
  - EPC Rating: C
- Two Bedrooms
  - Three Piece Bathroom
  - Tenure: Freehold
- Two Reception Room
  - Enclosed Rear Yard
  - Council Tax Band; A

### Ground Floor

**Vestibule**  
3'10 x 3'4 (1.17m x 1.02m)  
Composite double glazed frosted entrance door, meter cupboard, tile effect lino and door to hall.

**Hall**  
10'7 x 3'3 (3.23m x 0.99m)  
Central heating radiator, stairs to first floor and doors to two reception rooms.

**Reception Room One**  
13' x 12'1 (3.96m x 3.68m)  
UPVC double glazed window, central heating radiator, coving, gas fire, marble effect hearth and surround and wood mantle.

**Reception Room Two**  
17'2 x 12'6 (5.23m x 3.81m)  
UPVC double glazed window, central heating radiator, coving and door to kitchen.

**Kitchen**  
10'6 x 7'6 (3.20m x 2.29m)  
UPVC double glazed window, spotlights wall and base unis, laminate worktops, tiled splash backs, integrated oven, four burner gas hob, extractor hood, stainless steel ink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wood effect lino flooring and UPVC double glazed frosted door to rear.

### First Floor

**Landing**  
9'1 x 5'11 (2.77m x 1.80m)  
Loft access and doors to two bedrooms and bathroom.

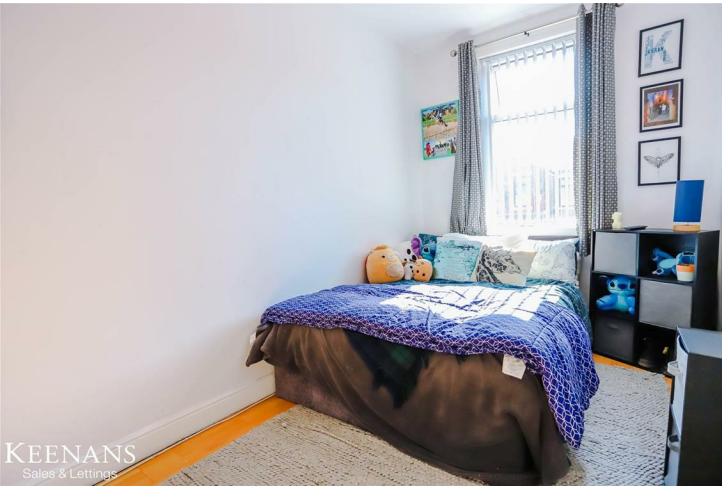
**Bedroom One**  
16'4 x 11'7 (4.98m x 3.53m)  
UPVC double glazed window, central heating radiator, coving and spotlights.

**Bedroom Two**  
15'9 x 7'1 (4.80m x 2.16m)  
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

**Bathroom**  
9'4 x 7'6 (2.84m x 2.29m)  
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, part tiled elevation and lino flooring.

### External

**Rear**  
Enclosed paved yard with gated access to rear.



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