

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

Blackburn Road, Blackburn, BB6 7DZ

£675

TWO BEDROOM MID TERRACED PROPERTY NOT TO BE MISSED

This deceptively spacious two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Great Harwood. Benefitting from two reception rooms, added kitchen extension and two generously sized bedrooms, this property is the perfect opportunity not to be missed! Situated conveniently close to bus routes, well regarded schools and amenities, as well as, network links to Blackburn, Accrington and Clitheroe. This property is a complete blank canvas with no chain delay and is truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule leads on to a spacious reception room. The reception room leads on openly to a second reception room which guides you through to a kitchen and staircase to the first floor. The first floor comprises of doors on to two bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear. For further information or to arrange a viewing please contact our Lettings Team at your earliest convenience.

Blackburn Road, Blackburn, BB6 7DZ

£675

 **2**  **1**  **2**  **D**

- Tenure TBC
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Enclosed Rear Yard Space
- EPC Rating D
 - Ideal Home For A Small Family
 - Viewing Essential

Summary
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Bathroom
9'5 x 7'2 (2.87m x 2.18m)
UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, dule flush WC, pedestal wash basin with mixer tap, part marble effect tiled elevations, store, tile effect lino flooring.

External
Rear
Enclosed paved yard with stone built outbuilding

Ground Floor
Entrance
UPVC part double glazed frosted door to vestibule.

Vestibule
4'5 x 3'5 (1.35m x 1.04m)
Wood effect flooring and open to reception room one.

Reception Room One
13'7 x 13'1 (4.14m x 3.99m)
UPVC double glazed window, central heating radiator, coving, metre cupboard, open to reception room two and wood effect flooring.

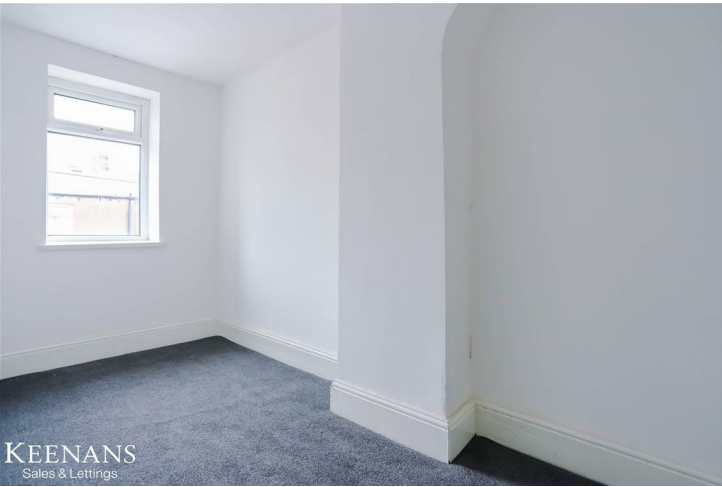
Reception Room Two
13'7 x 12'1 (4.14m x 3.68m)
UPVC double glazed window, central heating radiator, coving, under stairs storage, stairs to the first floor and open doorway to kitchen.

Kitchen
11'1 x 6'3 (3.38m x 1.91m)
UPVC double glazed box window, central heating radiator, range of wood effect wall and base units, laminate work top, part marble effect splash back, stainless steel sink and drainer with mixer tap, double oven in a high rise unit, plumbing for washing machine, tiled floor and UPVC double glazed door to rear.

First Floor
Landing
7'1 x 2'6 (2.16m x 0.76m)
Loft access, doors to two bedrooms and bathroom.

Bedroom One
13'7 x 13'1 (4.14m x 3.99m)
UPVC double glazed window, central heating radiator.

Bedroom Two
12'1 x 6'4 (3.68m x 1.93m)
UPVC double glazed window, central heating radiator.



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