



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

Livesey Branch Road, Blackburn, BB2 4NB

£875 Per Month

A FULLY RENOVATED TWO BEDROOM MID TERRACE PROPERTY

Located on Livesey Branch Road in Blackburn, this charming mid-terrace house presents an excellent opportunity for those seeking a modern and comfortable living space. Recently fully renovated, the property boasts a contemporary kitchen diner that is perfect for both cooking and entertaining. The spacious lounge offers a welcoming atmosphere, ideal for relaxing with family or friends.

This delightful home features two well-proportioned bedrooms, providing ample space for rest and relaxation. The family bathroom is thoughtfully designed, ensuring convenience and comfort for all residents. Additionally, the rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings.

Ready to move into, this property is new to the rental market and is sure to attract interest from those looking for a stylish and practical home. With its modern finishes and inviting layout, this mid-terrace house is an ideal choice for individuals or families alike. Don't miss the chance to make this lovely property your new rental home.

For more information or to book a viewing please contact our Lettings team at your earliest convenience.

Livesey Branch Road, Blackburn, BB2 4NB

£875 Per Month

 2  1  1  D

- Fully Renovated Property
 - Fully Fitted Kitchen
 - EPC Rating D
- Two Bedroom Mid Terrace
 - Three Piece Bathroom Suite
 - Close Proximity to Local Amenities
- Open Plan Living
 - Council Tax Band A
 - Excellent Transport and Commuter Links

Ground Floor

Entrance Vestibule

3'4 x 2'8 (1.02m x 0.81m)

Entrance door and door into reception room one.

Reception Room One

14'5 x 12'9 (4.39m x 3.89m)

UPVC double glazed window, GCH radiator, laminate flooring and door to reception room two.

Reception Room Two

11'11 x 11'6 (3.63m x 3.51m)

GCH radiator, laminate flooring, open to kitchen and stairs to first floor.

Kitchen

11'1 x 7'8 (3.38m x 2.34m)

UPVC double glazed window, GCH radiator, a range of wall and base units with complimentary work tops, stainless steel sink with drainer and mixer tap, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

6'8 x 2'9 (2.03m x 0.84m)

Doors to two bedrooms and bathroom.

Bedroom One

14'5 x 13'1 (4.39m x 3.99m)

UPVC double glazed window and GCH radiator.

Bedroom Two

11'10 x 7'9 (3.61m x 2.36m)

UPVC double glazed window and GCH radiator.

Bathroom

8'6 x 6'4 (2.59m x 1.93m)

UPVC double glazed frosted window, GCH radiator, panel bath with shower over, dual flush W.C, pedestal sink with traditional taps and laminate flooring.

External

Rear

Enclosed yard and off road parking.



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