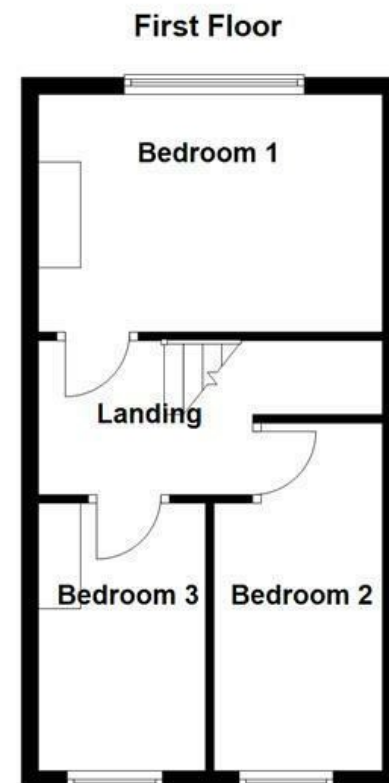
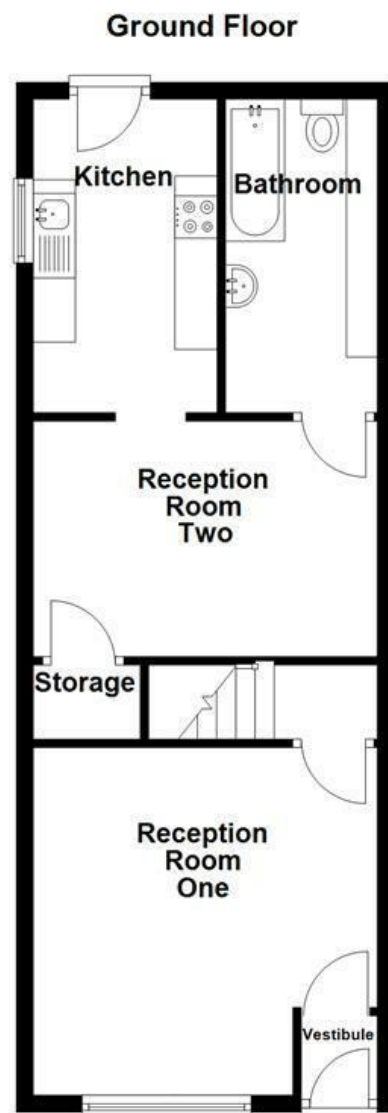




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Noble Street, Blackburn, BB1 4HX

Offers Over £90,000

THREE BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Located in the heart of Rishton, Blackburn, this three-bedroom mid-terrace house on Noble Street presents an excellent opportunity for those seeking a property with immense potential. The home boasts two inviting living areas, perfect for both relaxation and entertaining, alongside a spacious kitchen that offers ample room for culinary creativity.

Upstairs, you will find three well-proportioned bedrooms, providing comfortable accommodation for families or individuals alike. The family bathroom is conveniently located, ensuring practicality for everyday living. This property is a blank canvas, ready for you to infuse your personal style and make it your own.

Situated in a great town centre location, you will enjoy easy access to a variety of local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals. With its generous space and promising potential, this home is perfect for those looking to invest in a property that they can truly make their own.

Do not miss the chance to explore this delightful home in a vibrant community. It is a wonderful opportunity to create a comfortable living space in a sought-after area.

Noble Street, Blackburn, BB1 4HX

Offers Over £90,000

 3  1  2  C

- Tenure Leasehold
 - On Street Parking
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Three Well Proportioned Bedrooms
 - Bursting With Potential
- EPC Rating C
 - Ideal Investment Opportunity
 - Enclosed Rear Yard

Ground Floor

Entrance

Hardwood door to vestibule.

Vestibule

3'7 x 2'11 (1.09m x 0.89m)

Door to reception room one.

Reception Room One

13'6 x 13'4 (4.11m x 4.06m)

UPVC double glazed window, central heating radiator, meter cupboard, doors to stairs to first floor and reception room two.

Reception Room Two

13'6 x 9'2 (4.11m x 2.79m)

Central heating radiator, open access to kitchen, doors to bathroom and storage.

Kitchen

12'2 x 6'1 (3.71m x 1.85m)

UPVC double glazed window, central heating radiator, panel wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, plumbing for washing machine, oven, four ring electric oven, tiled splash back, extractor hood, access to boiler and UPVC frosted door to rear.

Bathroom

12'1 x 5'1 (3.68m x 1.55m)

UPVC frosted window, central heating radiator, pedestal wash basin, low flush WC, panel bath with mixer tap and rinse head, part tiled elevation and wood effect lino flooring.

First Floor

Landing

7'9 x 5'8 (2.36m x 1.73m)

Loft access, smoke alarm and doors to three bedrooms.

Bedroom One

13'5 x 8'7 (4.09m x 2.62m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13'6 x 6'9 (4.11m x 2.06m)

UPVC double glazed window and central heating radiator.

Bedroom Three

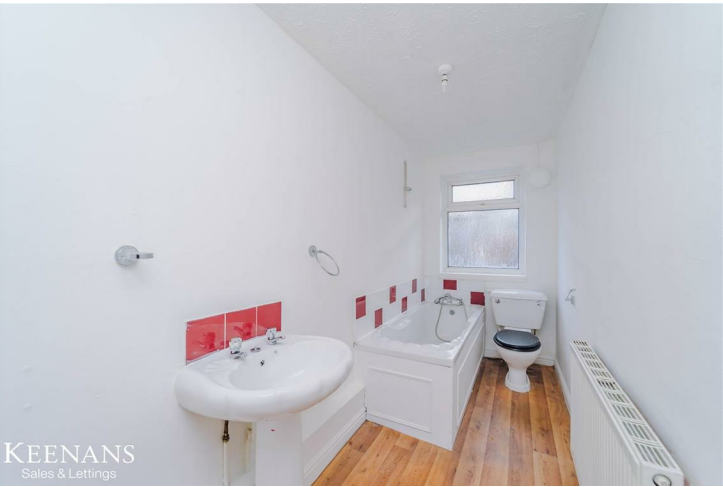
10'6 x 6'7 (3.20m x 2.01m)

UPVC double glazed window and central heating radiator.

External

Rear

Enclosed block paved yard with timber shed and gate to shared access road.



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