



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

Gladstone Street, Blackburn, BB6 7NH

£100,000

ENVIABLE THREE BEDROOM MID TERRACE PROPERTY

Located in the desirable area of Great Harwood, Blackburn, this charming three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts two inviting open-plan living areas that seamlessly flow into a well-appointed kitchen, creating a warm and welcoming atmosphere ideal for both relaxation and entertaining.

The family bathroom is conveniently located, ensuring practicality for family living. One of the standout features of this home is the spacious rear yard, providing a perfect outdoor space for gardening, social gatherings, or simply enjoying the fresh air.

Great Harwood is known for its community spirit and local amenities, making this property not only a comfortable home but also a gateway to a vibrant lifestyle. With its appealing layout and prime location, this house is a fantastic choice for those looking to establish themselves in a friendly neighbourhood. Don't miss the chance to make this delightful property your own.

Gladstone Street, Blackburn, BB6 7NH

£100,000

 3  1  2  C

- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
4'8 x 3'3 (1.42m x 0.99m)
UPVC double glazed frosted entrance door, wood effect flooring and door to reception room one.

Reception Room One
13'11 x 13'3 (4.24m x 4.04m)
UPVC double glazed window, central heating radiator, meter cupboard, wood effect flooring and open access to reception room two.

Reception Room Two
13'11 x 11'4 (4.24m x 3.45m)
Central heating radiator, smoke alarm TV point, wood effect flooring, door to stairs for first floor and door to kitchen.

Kitchen
11'4 x 8'9 (3.45m x 2.67m)
UPVC double glazed window, panel wall and base units, granite effect worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, Baxi boiler, serving hatch, tiled floor and UPVC double glazed door to rear.

First Floor

Landing
9'11 x 4' (3.02m x 1.22m)
Loft access and door to three bedrooms and bathroom.

Bedroom One
14'2 x 10'6 (4.32m x 3.20m)
UPVC double glazed window, central heating radiator and ceiling fan.

Bedroom Two
11' x 6'11 (3.35m x 2.11m)
UPVC double glazed window and central heating radiator.

Bedroom Three
7'8 x 6'11 (2.34m x 2.11m)
UPVC double glazed window and central heating radiator.

Bathroom
9'7 x 5'9 (2.92m x 1.75m)
Central heated towel rail, spotlights, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, extractor fan, part tiled elevation and tile effect flooring.

External

Rear
Enclosed yard.



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