



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Church Street, Blackburn, BB6 7QB

£140,000

CHARMING TWO BEDROOM MID TERRACE PROPERTY

Located in the popular area of Great Harwood, Blackburn, this delightful mid-terrace house on Church Street offers a perfect blend of comfort and character. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat.

As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The country-style kitchen adds a touch of rustic charm, providing a warm and inviting space for culinary creations. The kitchen is designed to be both functional and aesthetically pleasing, making it a delightful area to gather with family and friends.

The bathroom features a luxurious freestanding bath, offering a tranquil spot to unwind after a long day. The thoughtful design of the property extends to the front and rear yards, which provide outdoor spaces for relaxation or gardening, enhancing the overall appeal of this lovely home.

With its picturesque decor and convenient location, this property is not just a house; it is a place to create lasting memories. Whether you are looking to settle down or invest in a property with character, this mid-terrace home on Church Street is a wonderful opportunity not to be missed.

Church Street, Blackburn, BB6 7QB

£140,000

 2  1  2  D

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

Ground Floor

Vestibule

5'3 x 3'5 (1.60m x 1.04m)
UPVC double glazed frosted leaded entrance door, coving and door to hall.

Hall

9'11 x 3'4 (3.02m x 1.02m)
Coving, tile effect lino flooring, stairs to first floor and door to two reception rooms.

Reception Room One

12'5 x 11' (3.78m x 3.35m)
UPVC double glazed window, central heating radiator, coving, picture rail, gas fire, tiled surround, wood mantle and hardwood floor.

Reception Room Two

14'9 x 12'10 (4.50m x 3.91m)
UPVC double glazed window, central heating radiator, coving, spotlights, under stairs storage, log burner, brick surround, wood effect laminate flooring and door to kitchen.

Kitchen

14'3 x 7'6 (4.34m x 2.29m)
UPVC double glazed window, central heating radiator, base units, granite effect worktops, integrated oven, four burner gas hob, extractor hood, tiled splash back, one and half bowl ceramic sink with draining board and mixer tap, plumbing for washing machine, space for American style fridge freezer, Ideal boiler, stone tiled floor and UPVC double glazed French doors to rear.

First Floor

Landing

6'9 x 6'7 (2.06m x 2.01m)
Tile effect lino flooring and door to two bedrooms and bathroom.

Bedroom One

15'5 x 12'3 (4.70m x 3.73m)
UPVC double glazed window and central heating radiator.

Bedroom Two

13'5 x 7'11 (4.09m x 2.41m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

9' x 6'10 (2.74m x 2.08m)
UPVC double glazed frosted window, upright central heating radiator, low flush WC, vanity top wash basin with traditional taps, free standing rolltop, slipper bath with claw feet and mixer tap and direct feed rainfall shower and rinse head over, part tiled elevation and lino flooring.

External

Front

Paving and stone chips.

Rear

Enclosed yard, bedding areas and gated access to rear.



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