



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

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## Blackburn Road, Blackburn, BB6 7LU

£270,000

AN OUTSTANDING HMO PROPERTY INVESTMENT

Nestled on Blackburn Road in the charming town of Great Harwood, Blackburn, this exceptional property presents a rare opportunity for discerning investors. Fully renovated to the highest standards, this house has been expertly transformed into a high-quality House in Multiple Occupation (HMO), making it an ideal investment choice.

The property boasts an impressive layout, featuring six generously sized bedrooms, two of which are complemented by en suite shower rooms, ensuring comfort and privacy for residents. In addition, there are two well-appointed communal shower rooms, providing ample facilities for all occupants. The two spacious communal living areas offer a welcoming environment for relaxation and socialising, while the contemporary fitted kitchen is designed for both functionality and style, perfect for modern living.

This property is truly a turn-key investment, ready to be rented out immediately upon purchase. Its comprehensive renovation means that it requires no further work, allowing you to start generating income right away.

Located in one of the most sought-after areas, this property is not only a sound financial investment but also a desirable home for future tenants. With its blend of space, modern amenities,

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- Tenure Freehold
- On Street Parking
- Ideal Investment Opportunity
- Close Proximity To Major Network Links

- Council Tax Band B
- Six Generously Sized Bedrooms
- Viewing Essential

- EPC Rating C
- Fully Renovated HMO Property
- Easy Access To Local Amenities

## Ground Floor

### Entrance

Composite double glazed frosted door to vestibule.

### Vestibule

7'7 x 2'11 (2.31m x 0.89m)

Central heating radiator and open to hall.

### Hall

15'10 x 12'1 (4.83m x 3.68m)

Central heating radiator, coving, smoke alarm, wood effect lino flooring, doors to communal dining room, communal kitchen, bedroom one and shower room and door to stairs to lower ground floor.

### Communal Dining Room

16'5 x 14'9 (5.00m x 4.50m)

UPVC double glazed frosted box window, central heating radiator and spotlights.

### Kitchen

13'8 x 9'3 (4.17m x 2.82m)

UPVC double glazed window, heated towel rail, range of grey gloss wall and base units, marble effect surface, stainless steel sink and drainer with mixer tap, integrated electric double oven with two, four ring induction hobs and two extractor hoods, space for two fridge freezers, spotlights, smoke alarm, wood effect lino flooring and open to utility room.

### Utility Room

8'10 x 4'2 (2.69m x 1.27m)

UPVC double glazed frosted window, range of gloss base units, marble effect surface, stainless steel sink and drainer with mixer tap, spotlights, integrated boiler, wood effect lino flooring and UPVC double glazed frosted door to rear.

### Bedroom One

14'3 x 9'2 (4.34m x 2.79m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm and wood effect lino flooring.

### Shower Room

10'7 x 3'5 (3.23m x 1.04m)

Heated towel rail, double direct feed rainfall shower enclosure, dual flush WC, pedestal wash basin with mixer tap, PVC panel elevation, spotlights, extractor fan, PVC to ceiling and wood effect lino flooring.

## Lower Ground Floor

## Communal Reception Room

19'6 x 13'10 (5.94m x 4.22m)

UPVC double glazed frosted window, central heating radiator, spotlights, smoke alarm, storage cupboard and wood effect lino flooring.

## First Floor

### Landing

12'3 x 11'9 (3.73m x 3.58m)

Smoke alarm, sensor spotlights, doors to bedroom two, bedroom three, bedroom four and bedroom five, shower room and door to stairs to bedroom six.

### Bedroom Two

11'1 x 8'11 (3.38m x 2.72m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, wood effect lino flooring and door to en suite.

### En Suite

8'10 x 4'2 (2.69m x 1.27m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, PVC panel elevation, PVC to ceiling, spotlights and wood effect lino flooring.

### Bedroom Three

14'4 x 9'7 (4.37m x 2.92m)

UPVC double glazed window, central heating radiator, spotlights and wood effect lino flooring.

### Bedroom Four

12'7 x 11'8 (3.84m x 3.56m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm and wood effect lino flooring.

### Bedroom Five

11'5 x 6'7 (3.48m x 2.01m)

UPVC double glazed windows, central heating radiator, spotlights, smoke alarm and wood effect lino flooring.

### Shower Room

11'3 x 3'11 (3.43m x 1.19m)

Heating towel rail, double direct feed rainfall shower enclosure, dual flush WC, pedestal wash basin with mixer tap, PVC panel elevation, PVC to ceiling, spotlights, extractor fan and wood effect lino flooring.

## Second Floor

### Bedroom Six

19'3 x 18'3 (5.87m x 5.56m)

Velux window, two central heating radiators, range of panel wall and base units, marble effect surface, smoke alarm, eave storage, wood effect lino flooring, bi fold door to en suite.

### En Suite

6'9 x 5'9 (2.06m x 1.75m)

Heated towel rail, dual flush WC, double direct feed shower enclosure, pedestal wash basin with mixer tap, PVC panel elevation, inset shelving, extractor fan, spotlights and wood effect lino flooring.

### External

### Rear

Enclosed yard with access to outbuilding.

### Outbuilding

19'5 x 3'10 (5.92m x 1.17m)

Open to utility room and UPVC double glazed door to rear.



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