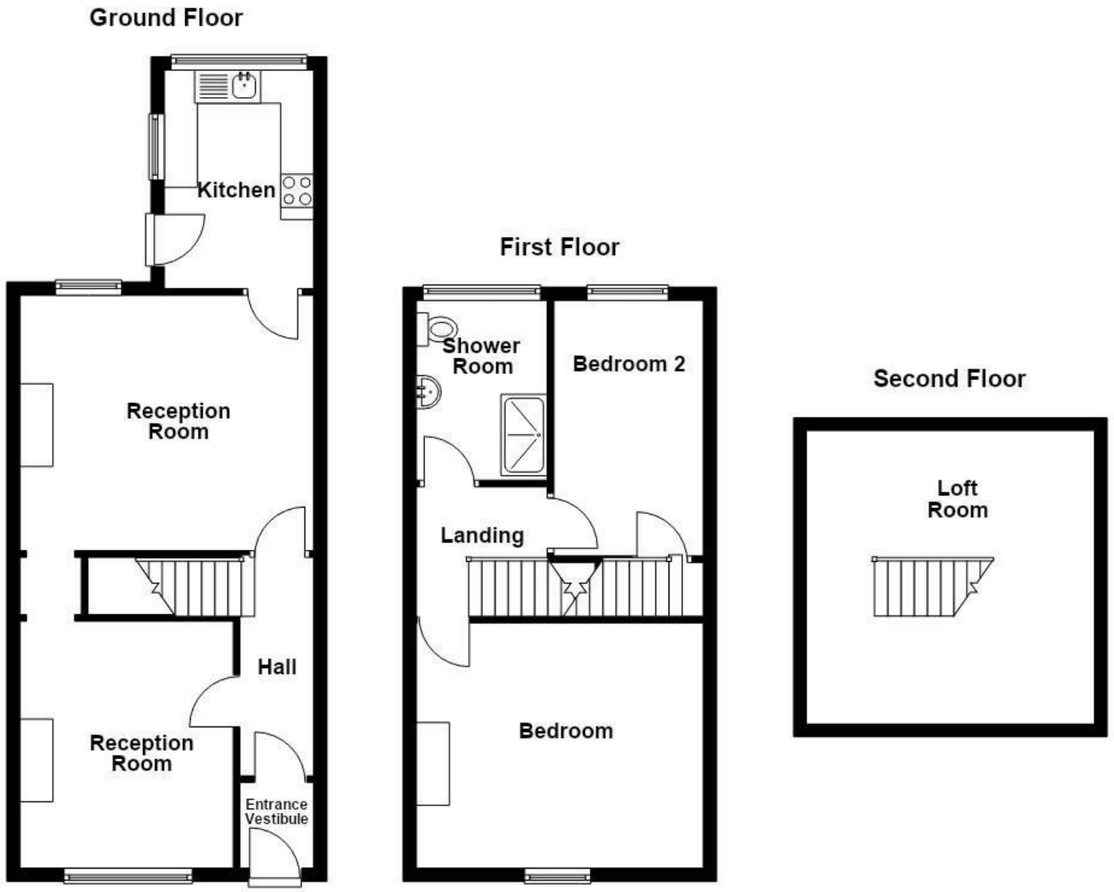
Keenans
















# Clifton Street, Blackburn, BB1 4DW

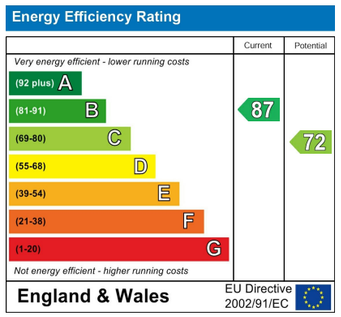
## Offers Over £95,000

A FANTASTIC TWO BEDROOM TERRACED PROPERTY IN RISHTON

Nestled in the charming area of Clifton Street, Rishton, Blackburn, this delightful two-bedroom terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a versatile layout, featuring a second reception room that has been thoughtfully converted into an additional bedroom, allowing for flexible living arrangements. This means the home can comfortably accommodate up to three bedrooms, making it ideal for growing families or those seeking extra space.

The converted loft room adds a unique touch to the property, offering ample potential for various uses, whether as a home office, playroom, or additional storage. The location in Rishton is particularly appealing, providing a friendly community atmosphere while being conveniently close to local amenities, schools, and transport links.

This property is not only a wonderful starter home but also a promising investment opportunity, given the growing demand in the area. With its charming features and potential for further enhancement, this terrace house is a must-see for anyone looking to make their mark in the property market. Don't miss the chance to explore the possibilities this home has to offer.




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.

7 Blackburn Road, BB5 1HF
Tel: 01254389384 | Email: info@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

# Clifton Street, Blackburn, BB1 4DW

## Offers Over £95,000

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- An Enviable Mid Terraced Property
- Two Bedrooms
- Loft Conversion
- Two Living Areas
- Perfect First Time Home
- Sought After Location
- On Street Parking
- Council Tax Band A
- EPC Rating D
- Tenure Leasehold

### Ground Floor

### Entrance Vestibule
4'3 x 3'8 (1.30m x 1.12m)

### Hallway
10'10 x 3'8 (3.30m x 1.12m)

### Reception Room
12'3 x 10'7 (3.73m x 3.23m)

### Inner Hallway
3'1 x 2'10 (0.94m x 0.86m)

### Reception Room Two
14'7 x 12'8 (4.45m x 3.86m)

### Kitchen
10'10 x 7'5 (3.30m x 2.26m)

### First Floor

### Landing
6'6 x 6'5 (1.98m x 1.96m)

### Bedroom One
14'3 x 12'2 (4.34m x 3.71m)

### Bedroom Two
12'8 x 7'6 (3.86m x 2.29m)

### Shower Room
8'11 x 6'6 (2.72m x 1.98m)

### Second Floor

### Loft Room
14'6 x 14'3 (4.42m x 4.34m)

### External

### Rear
Paved Courtyard.

### Front
Paved Courtyard.

























**Tel: 01254389384**

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