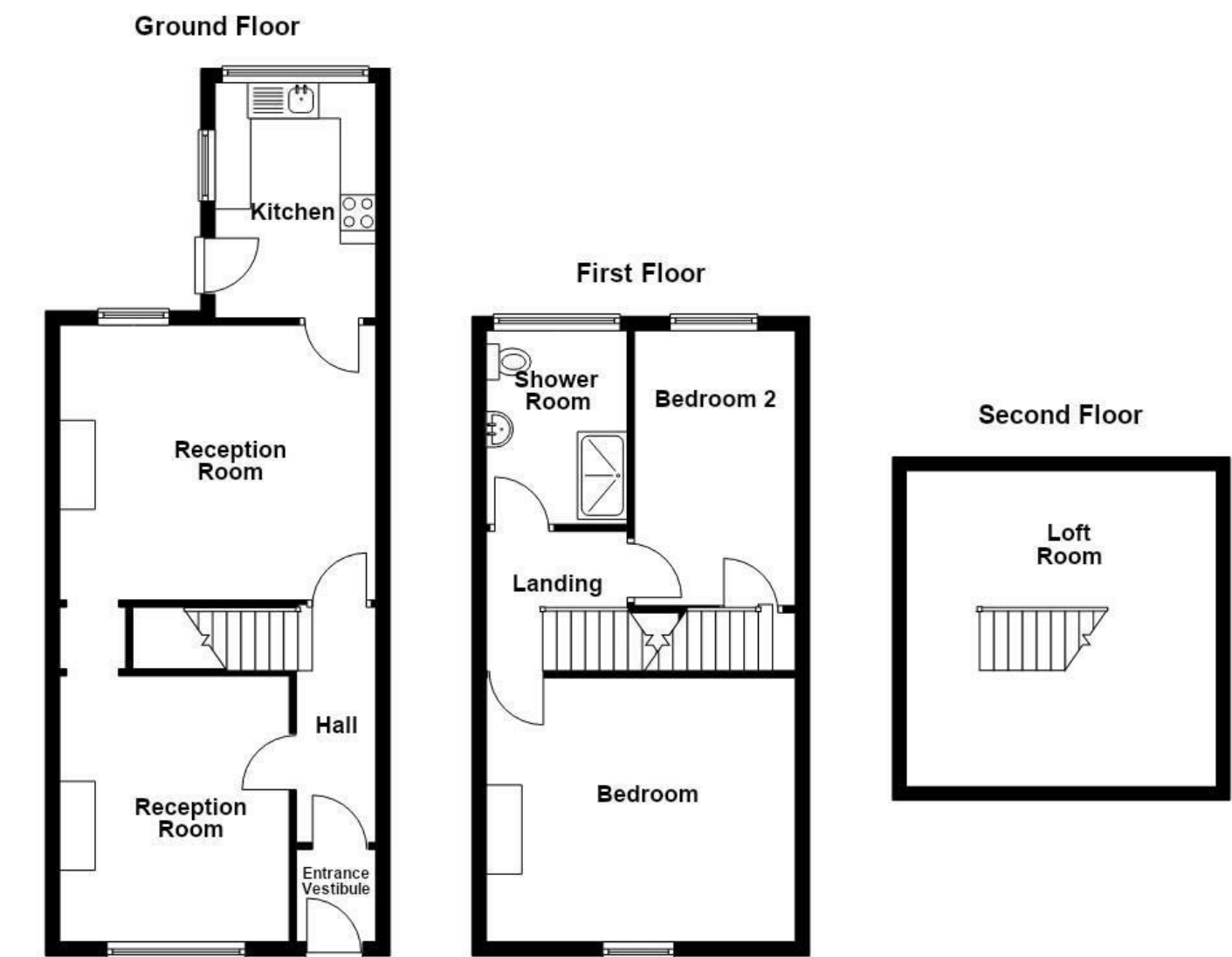




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Clifton Street, Blackburn, BB1 4DW

Offers Over £100,000

A FANTASTIC TWO BEDROOM TERRACED PROPERTY IN RISHTON

Nestled in the charming area of Clifton Street, Rishton, Blackburn, this delightful two-bedroom terraced 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 terraced 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.

Clifton Street, Blackburn, BB1 4DW

Offers Over £100,000



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

Ground Floor

Paved Courtyard.

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 Yard.

Front



Tel: 01254389384

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