



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      |           |
| (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.

## Clarke Street, Blackburn, BB1 4JG

### £129,950

A FULLY RENOVATED MID TERRACED PROPERTY

Nestled on Clarke Street in the charming area of Rishton, Blackburn, this exceptional mid-terraced house has undergone a remarkable transformation, presenting an exquisite blend of modern living and stylish interiors. Fully renovated to the highest standard, this property boasts immaculate presentation, ensuring that no detail has been overlooked in its refurbishment.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the highest quality modern fixtures and fittings. The neutral decoration throughout creates a versatile canvas, allowing you to easily personalise the space to your taste. The property features three generously sized bedrooms, providing ample room for family living or guests. Additionally, there are two well-appointed living areas, perfect for relaxation or entertaining.

One of the standout features of this home is the fantastic storage garage located at the rear. This space offers the potential for conversion into a home office or studio, catering to the needs of modern lifestyles. The property has been stripped back to brick and fully updated, ensuring that it meets the demands of contemporary living while retaining its character.

This house is truly a credit to its current owners, who have transformed it into a luxurious and desirable family home. Ready for you to move straight in, it offers a perfect opportunity for those seeking a stylish and comfortable living space in a friendly community. Do not miss the chance to make this stunning property your new home.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.



Clarke Street, Blackburn, BB1 4JG  
£129,950

 3  1  2  D

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

Ground Floor

**Vestibule**  
3'9 x 3'4 (1.14m x 1.02m)  
UPVC double glazed entrance door, coving, dado rail, wood panel elevation and open access to hall.

**Hall**  
11'3 x 3'4 (3.43m x 1.02m)  
Central heating radiator, coving, corbels, wood effect laminate floor, stairs to first floor and door to reception room one.

**Reception Room One**  
15'3 x 12'2 (4.65m x 3.71m)  
UPVC double glazed window, central heating radiator, coving, spotlights, TV point, open access to reception room two and door to kitchen.

**Reception Room Two**  
11'5 x 10'9 (3.48m x 3.28m)  
UPVC double glazed window, central heating radiator, coving and meter cupboard.

**Kitchen**  
14'9 x 7'4 (4.50m x 2.24m)  
UPVC double glazed window, central heating radiator, spotlights, panel wall and base units, wood effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, integrated boiler, under stairs storage, wood effect lino flooring and UPVC double glazed door to rear.

First Floor

**Landing**  
15'3 x 5'2 (4.65m x 1.57m)  
Coving, loft access, smoke alarm and doors to three bedrooms and bathroom.

**Bedroom One**  
15'4 x 10'11 (4.67m x 3.33m)  
Two UPVC double glazed windows, central heating radiator and coving.

**Bedroom Two**  
9'9 x 9' (2.97m x 2.74m)  
UPVC double glazed window, central heating radiator and coving.

**Bedroom Three**  
12'2 x 7'6 (3.71m x 2.29m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
9'9 x 5'10 (2.97m x 1.78m)  
Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, P shape panel bath with mixer tap and Mira bluetooth rainfall shower and rinse head over, extractor fan, LED mirror, tiled elevation and tile effect lino flooring.

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