



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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## Shuttleworth Street, Blackburn, BB1 4LX

### Offers Over £90,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Located in the charming area of Rishton, Blackburn, this delightful mid-terrace house on Shuttleworth Street presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The family bathroom is conveniently located, ensuring practicality for everyday living.

The heart of the home features an inviting open-plan kitchen and lounge area, perfect for entertaining guests or enjoying family time. This layout creates a warm and welcoming atmosphere, allowing for easy interaction while cooking or unwinding. Additionally, the rear porch offers extra storage, making it a practical addition to the home.

Outside, the property includes a rear yard, which is ideal for enjoying the fresh air or creating a small garden oasis. The outhouse storage further enhances the functionality of the space, providing a secure area for tools or outdoor equipment.

This property is not only a wonderful starter home but also represents a promising investment opportunity in a growing area. With its appealing features and convenient location, this house is sure to attract interest. Do not miss the chance to make this lovely home your own.

# Shuttleworth Street, Blackburn, BB1 4LX

Offers Over £90,000



- Immaculate Mid Terrace Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Perfect Rental Investment
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'4 x 3'0 (1.02m x 0.91m)

Hardwood single glazed frosted front door, coving, wood panelled elevations and door to hall.

### Hall

10'4 x 3'3 (3.15m x 0.99m )

Central heating radiator, coving, doors leading to two reception rooms and stairs to first floor.

### Reception Room One

10'7 x 9'8 (3.23m x 2.95m)

UPVC double glazed window, central heating radiator, coving, ceiling rose and television point.

### Reception Room Two

13'5 x 13'2 (4.09m x 4.01m )

Hardwood single glazed window to kitchen, coving, ceiling rose, dado rail, coal effect gas fire with tiled surround, under stairs storage and open to kitchen.

### Kitchen

13'0 x 8'3 (3.96m x 2.51m )

UPVC double glazed window, range of panelled wall and base units with with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, space for oven, space for fridge freezer, plumbing for washing machine, Main Eco boiler, loft access, tiled effect lino flooring and hardwood single glazed frosted door to rear porch.

### Rear Porch

4'4 x 3'0 (1.32m x 0.91m)

Two UPVC double glazed windows, tiled effect lino flooring and UPVC double glazed door to rear.

## First Floor

### Landing

8'3 x 7'0 (2.51m x 2.13m)

Loft access, smoke detector, coving, dado rail, doors leading to two bedrooms and bathroom.

### Bedroom One

13'5 x 11'0 (4.09m x 3.35m)

UPVC double glazed window, central heating radiator, coving and fitted storage.

### Bedroom Two

14'11 x 6'7 (4.55m x 2.01m )

UPVC double glazed window, central heating radiator and spotlights.

### Bathroom

9'1 x 6'0 (2.77m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, coving, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower, fitted storage, partially tiled elevations and partially wood panelled elevations.

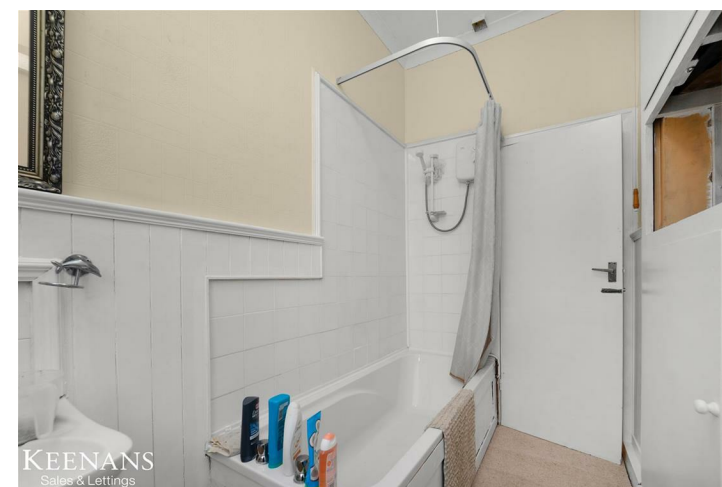
### External

### Rear

Enclosed paved yard with gate to shared access.

### Front

Gated forecourt.



Tel: 01254389384

www.keenans-estateagents.co.uk