


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Clarke Street, Blackburn, BB1 4JG

£115,000

AN ENVIABLE THREE BEDROOM MID TERRACE PROPERTY

Situated on Clarke Street in the charming town of Rishton, Blackburn, this delightful three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a warm and inviting lounge, perfect for relaxing or entertaining guests. The contemporary kitchen is well-equipped and designed for modern living, making meal preparation a pleasure.

Additionally, the separate utility room adds convenience, providing extra space for laundry and storage. The rear yard offers a private outdoor area, ideal for enjoying the fresh air or hosting summer gatherings.

On the first floor, you will find three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

Situated close to local amenities, schools, and transport links, this property is perfectly positioned for those seeking a vibrant community atmosphere. With its charming features and prime location, this home is not to be missed. Whether you are looking to settle down or invest in a promising property, this mid-terrace house in Rishton is a fantastic choice.

Clarke Street, Blackburn, BB1 4JG

£115,000

 3  1  1  D

- Three Well Proportioned Bedrooms
- Charming Lounge Area
- Contemporary Fitted Kitchen/Dining Area With Separate Utility Room
- Modern Three Piece Bathroom Suite
- Ample Rear Yard Space
- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- On Street Parking
- Great First Time Buy With Viewing Essential

Ground Floor

Entrance Vestibule

3'8 x 3'4 (1.12m x 1.02m)

Reception Room

14'4 x 11'8 (4.37m x 3.56m)

Kitchen/Dining Area

14'4 x 14'2 (4.37m x 4.32m)

Utility

10'7 x 6'1 (3.23m x 1.85m)

First Floor

Landing

9'6 x 6'5 (2.90m x 1.96m)

Bedroom One

14'2 x 11'2 (4.32m x 3.40m)

Bedroom Two

11'5 x 6'9 (3.48m x 2.06m)

Bedroom Three

11'1 x 7'5 (3.38m x 2.26m)

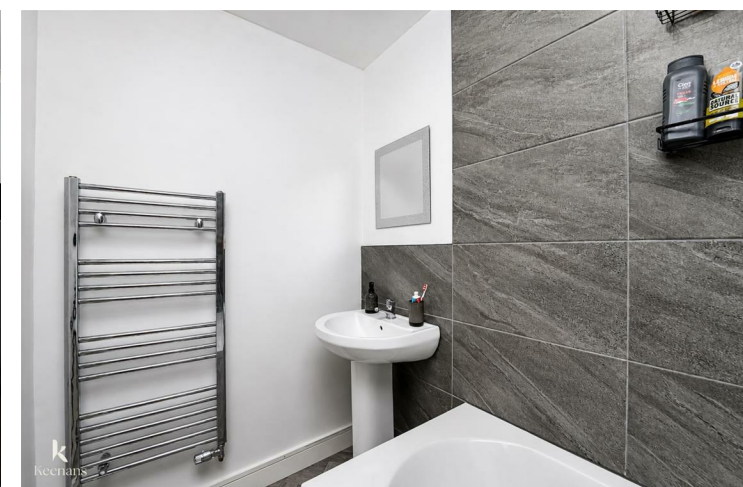
Bathroom

8'3 x 4'4 (2.51m x 1.32m)

External

Rear

Enclosed ample sized rear garden space with gate to shared access road.



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