



## Cliff Street, Blackburn, BB1 4EF

Offers Over £90,000

A GREAT INVESTMENT OPPORTUNITY

Located on the charming Cliff Street in Rishton, Blackburn, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious living areas, providing ample room for relaxation and entertaining. The open-plan kitchen is designed for modern living, allowing for a seamless flow between cooking and socialising.

The two double bedrooms are generously sized, ensuring comfort and privacy for all occupants. A large family bathroom completes the interior, offering a practical space for daily routines. Outside, the rear yard provides a lovely outdoor area, perfect for enjoying the fresh air or hosting gatherings.

Conveniently located, this home is in close proximity to local schools and amenities, making it an ideal choice for families and professionals alike. With its appealing features and prime location, this property is not to be missed. Whether you are looking to invest or seeking your first home, this residence on Cliff Street is sure to meet your needs.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(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.

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- Tenure Leasehold
- Two Generously Sized Double Bedrooms
- On Street Parking
- Easy Access To Major Network Links
- Spacious Living Areas
- Council Tax Band A
- Enclosed Rear Yard Space
- Open Plan Kitchen Design
- EPC Rating D
- Ideal First Time Buy Or Investment Opportunity

### Ground Floor

#### Entrance Vestibule

4'1 x 3'3 (1.24m x 0.99m)

#### Hall

10'6 x 3'3 (3.20m x 0.99m)

#### Reception Room One

11'3 x 10'9 (3.43m x 3.28m)

#### Reception Room Two

14'10 x 12'6 (4.52m x 3.81m)

#### Kitchen

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

### First Floor

#### Landing

10' x 6' (3.05m x 1.83m)

#### Bedroom One

14'10 x 11'5 (4.52m x 3.48m)

#### Bedroom Two

9'5 x 9'3 (2.87m x 2.82m)

#### Bathroom

14'2 x 5'3 (4.32m x 1.60m)

