



Knowles Street, Blackburn, BB1 4JA

£120,000

ENVIABLE THREE BEDROOM MID TERRACE PROPERTY - WITH NO CHAIN DELAY

Welcome to this charming mid-terrace house located on Knowles Street in the vibrant area of Rishton, Blackburn. This delightful property offers a perfect opportunity for first-time buyers or savvy investors looking to expand their portfolio.

As you enter, you will find two inviting living areas that provide ample space for relaxation and entertaining. The fitted kitchen is well-equipped, making it a practical choice for everyday cooking and family meals. The downstairs family bathroom adds convenience, ensuring that all essential amenities are easily accessible.

Upstairs, you will discover three spacious bedrooms, each offering a comfortable retreat for rest and relaxation. Additionally, there is a convenient WC on the first floor, enhancing the practicality of the layout for family living.

This property is sold with no chain, allowing for a smooth and efficient purchase process. Its prime location close to the town centre means that you will have easy access to a variety of shops, cafes, and local amenities. Furthermore, excellent transport links are nearby, making commuting a breeze.

In summary, this mid-terrace house on Knowles Street is an excellent choice for those seeking a well-located home with generous living space. Whether you are looking to settle down or invest, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

Some photos have been virtually staged to help you envision your dream home!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	85
(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.

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3 1 2 D

- Three Well Proportioned Bedrooms
 - Downstairs Bathroom And First Floor WC For Convenience
 - Council Tax Band A
 - Easy Access To Major Network Links
- Two Spacious Reception Rooms
 - On Street Parking
 - Tenure Leasehold
- Fitted Kitchen
 - EPC Rating D
 - Ideal First Time Buy Or Investment Opportunity With No Chain Delay

Ground Floor

Entrance Vestibule

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

Reception Room One

13'11 x 13'8 (4.24m x 4.17m)

Reception Room Two

13'8 x 13'6 (4.17m x 4.11m)

Kitchen

11'9 x 8' (3.58m x 2.44m)

Inner Hall

5'9 x 4'4 (1.75m x 1.32m)

Bathroom

5'9 x 5'8 (1.75m x 1.73m)

First Floor

Landing

9' x 6' (2.74m x 1.83m)

Bedroom One

13'8 x 9'8 (4.17m x 2.95m)

Bedroom Two

10'6 x 7'7 (3.20m x 2.31m)

Bedroom Three

10'6 x 7'6 (3.20m x 2.29m)

WC

6' x 4'4' (1.83m x 1.32m')

External

Rear

Enclosed rear yard space.

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