



## Haworth Street, Blackburn, BB1 4HZ

### Offers Over £100,000

...ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Welcome to this charming mid-terrace house located at 9 Haworth Street. This delightful property is an ideal choice for first-time buyers seeking a comfortable and contemporary home.

Upon entering, you will be greeted by two spacious open-plan living areas that create a warm and inviting atmosphere, perfect for both relaxation and entertaining. The large kitchen is designed with functionality in mind, offering ample space for culinary creations and family gatherings.

The property boasts two generously sized double bedrooms, providing plenty of room for rest and personal space. The modern shower room is tastefully appointed, ensuring convenience and comfort for all residents.

Step outside to discover a lovely rear yard, an excellent spot for enjoying the outdoors, whether it be for a morning coffee or an evening gathering with friends and family.

Situated in a great location, this home is conveniently close to local schools, amenities, and transport links, making daily life both easy and enjoyable.

This property presents a wonderful opportunity for those looking to step onto the property ladder in a vibrant community. Don't miss your chance to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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 2  1  2  D

- Tenure Leasehold
- On Street Parking
- Fitted Kitchen And Modern Shower Room
- Easy Access To Major Network Links
- Council Tax Band B
- Two Generously Sized Double Bedrooms
- Viewing Essential
- EPC Rating D
- Ideal First Time Buy
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance

UPVC frosted door to vestibule.

#### Vestibule

4'9 x 4'1 (1.45m x 1.24m)

Wood effect tiled flooring and door to reception room one.

#### Reception Room One

13'9 x 13'4 (4.19m x 4.06m)

UPVC double glazed window, central heating radiator, gas fire with brick surround, wood effect laminate flooring and open access to reception room two.

#### Reception Room Two

13'10 x 13'6 (4.22m x 4.11m)

UPVC part leaded window, central heating radiator, brick fire place, coving, stairs to first floor, door to kitchen and wood effect laminate flooring.

#### Kitchen

11'10 x 9'6 (3.61m x 2.90m)

UPVC double glazed window, panel wall and base units, marble effect laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbed for washing machine, integrated fridge freezer, oven, five ring gas hob, extractor hood, PVC panelling to ceiling, spotlights, loft hatch, tiled effect lino flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

6'2 x 6'1 (1.88m x 1.85m)

Loft access, doors to two bedrooms and shower room.

#### Bedroom One

14'4 x 10'6 (4.37m x 3.20m)

UPVC part leaded window, central heating radiator and coving.

#### Bedroom Two

14'7 x 10'3 (4.45m x 3.12m)

UPVC double glazed window, central heating radiator and coving.

#### Shower Room

7'3 x 5'10 (2.21m x 1.78m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, tiled elevation, extractor fan, spotlights, PVC to ceiling and tiled flooring.

### External

#### Rear

Enclosed paved yard with stone chippings.



Tel: 01254389384

www.keenans-estateagents.co.uk