



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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	

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## Orchard Street, Blackburn, BB6 7EE

£115,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Presenting Orchard Street in the charming town of Great Harwood, Blackburn, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors alike. The property is situated in a sought-after location, just a stone's throw from the vibrant town centre, offering a perfect blend of convenience and community.

Upon entering, you will find two generously sized living areas that create a warm and inviting atmosphere, ideal for both relaxation and entertaining. These spaces seamlessly flow into a modern kitchen, which is well-equipped and designed for practicality. The rear yard is a notable feature, providing ample outdoor space for gardening or leisure, along with an outhouse that offers additional storage solutions.

The two bedrooms are of a great size, ensuring comfort and versatility for various living arrangements. Completing the property is a well-appointed three-piece family bathroom, catering to all your daily needs.

This home is ready for you to move in and make it your own, allowing you to add your personal touch and style. With its appealing features and prime location, this property is not to be missed. Whether you are looking to settle down or invest, this house on Orchard Street is a fantastic choice.

# Orchard Street, Blackburn, BB6 7EE

£115,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating C
- On Street Parking
- Two Well Proportioned Bedrooms
- Ideal First Time Buy Or Investment Opportunity
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Rear Yard Space
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Composite door to vestibule.

### Vestibule

4'5 x 3'3 (1.35m x 0.99m)

Coving and door to hall.

### Hall

10'5 x 3'3 (3.18m x 0.99m)

Coving, central heating radiator, door to two reception rooms, stairs to first floor and wood effect laminate flooring.

### Reception Room One

11'6 x 10'3 (3.51m x 3.12m)

UPVC double glazed window, central heating radiator, coving and meter cupboard.

### Reception Room Two

14'1 x 13'3 (4.29m x 4.04m)

UPVC double glazed window, central heating radiator, television point, door to kitchen and wood effect laminate flooring.

### Kitchen

11'9 x 8'8 (3.58m x 2.64m)

UPVC double glazed frosted box window, upright central heating radiator, gloss wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for dryer and fridge freezer, loft access, tiled floor and UPVC frosted door to rear.

## First Floor

### Landing

14'3 x 7'1 (4.34m x 2.16m)

Loft hatch, smoke alarm, doors to two bedrooms and bathroom, above stairs storage.

### Bedroom One

14'4 x 11'5 (4.37m x 3.48m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Two

9'4 x 6'11 (2.84m x 2.11m)

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

## Bathroom

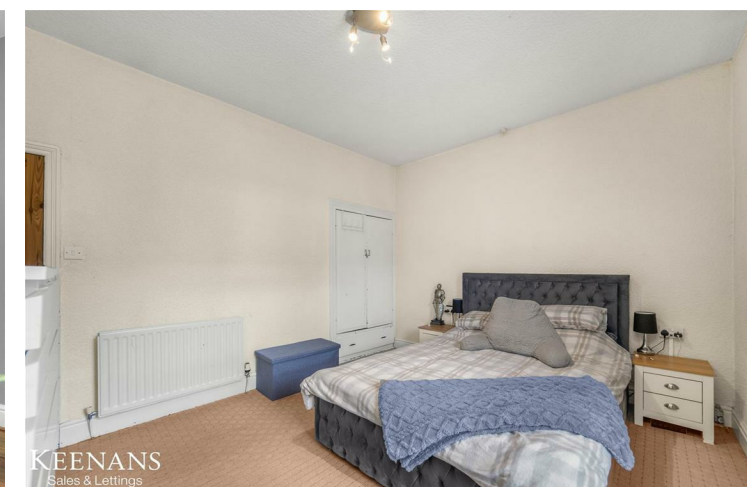
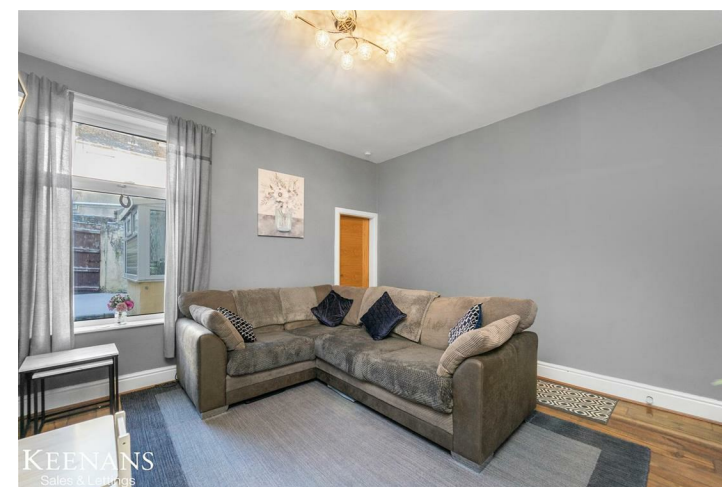
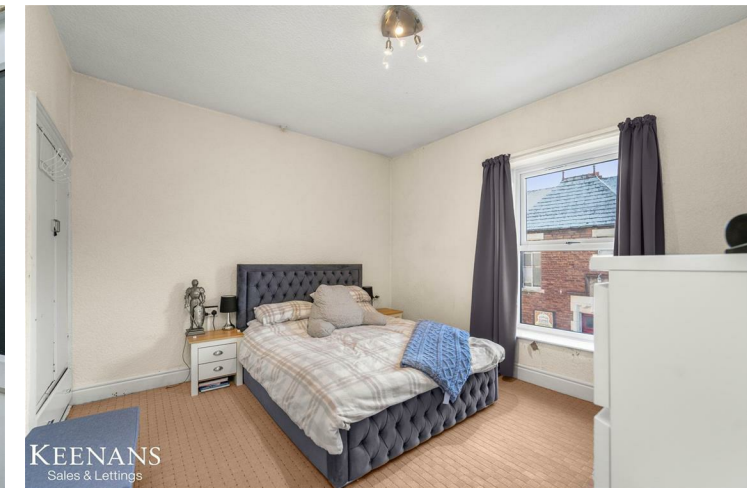
9'2 x 5'8 (2.79m x 1.73m)

UPVC frosted window, central heating radiator, coving, dual flush WC, pedestal wash basin, panel bath with mixer tap, overhead electric feed shower, part tiled elevation and tiled floor.

## External

### Rear

Enclosed paved yard with outbuilding.



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