

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		54	
(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.

## Green Street, Blackburn, BB6 7JL

### £130,000

AN IMMACULATE FIRST TIME HOME

Nestled on Green Street in the charming town of Great Harwood, Blackburn, this exquisite mid-terraced house offers a delightful blend of modern living and classic comfort. Spanning an impressive 969 square feet, the property has been meticulously updated and presented to the highest standard, ensuring a welcoming atmosphere from the moment you step inside.

The home features two spacious bedrooms, perfect for a small family or a couple seeking a stylish retreat. The layout includes two inviting living areas, providing ample space for relaxation and entertaining. With contemporary fixtures and fittings throughout, the interiors are both stylish and functional, making it easy for you to move straight in without the need for any immediate renovations.

The property is beautifully maintained, showcasing a contemporary finish that appeals to modern tastes. Its location is particularly advantageous, situated in a sought-after area that is conveniently close to the vibrant town centre. Residents will enjoy easy access to a variety of local amenities, as well as excellent commuter links to nearby towns such as Accrington, Blackburn, and Clitheroe.

This charming terraced house is not just a property; it is a perfect home waiting for you to create lasting memories. With its ideal combination of space, style, and location, it is an opportunity not to be missed.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

# Green Street, Blackburn, BB6 7JL

£130,000



- Beautifully Presented Mid Terrace Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating E
- Two Bedrooms
- Move-in Ready
- Tenure Leasehold
- Four Piece Bathroom Suite
- Low Maintenance Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

4'0 x 3'5 (1.22m x 1.04m )

### Reception Room One

14'2 x 13'10 (4.32m x 4.22m)

### Reception Room Two

13'10 x 13'3 (4.22m x 4.04m )

### Kitchen

11'5 x 7'11 (3.48m x 2.41m)

## First Floor

### Landing

8'2 x 6'0 (2.49m x 1.83m)

### Bedroom One

13'10 x 11'1 (4.22m x 3.38m )

### Bedroom Two

10'1 x 13'3 (3.07m x 4.04m )

### Bathroom

13'3 x 5'2 (4.04m x 1.57m )



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