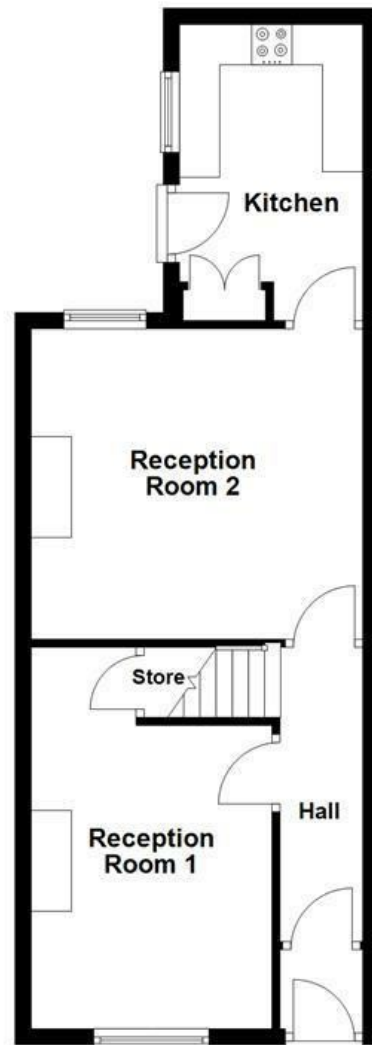
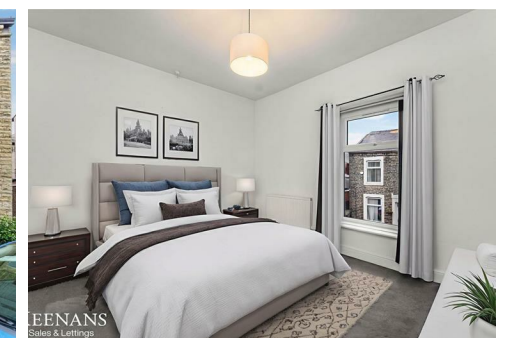
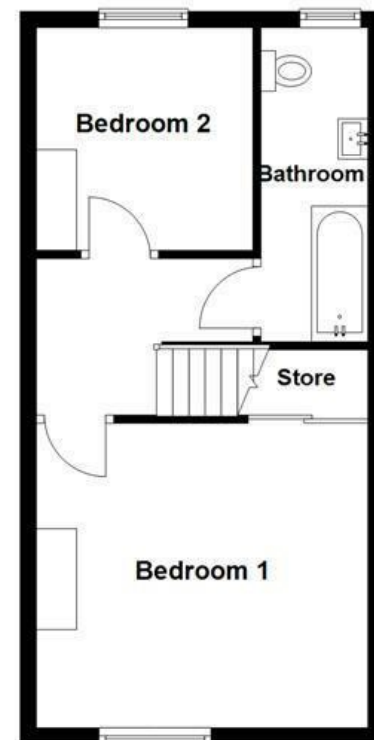


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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	

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.

## Lord Street, Blackburn, BB1 4DU

### Offers Over £90,000

A BRIGHT TWO BEDROOM MID TERRACE HOME

Located on the charming Lord Street in Rishton, Blackburn, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers seeking a modern and comfortable home. The property boasts two generous living areas, providing ample space for relaxation and entertaining. The contemporary kitchen is well-equipped, making it a joy to prepare meals and gather with family and friends.

Both bedrooms are double in size, ensuring a restful retreat at the end of the day. The modern family bathroom is tastefully designed, offering both style and functionality. One of the standout features of this property is the spacious rear yard, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

The home is presented in a neutral decor, allowing you to move in with ease and add your personal touch. With its convenient location and modern amenities, this property is not just a house but a place to create lasting memories. Whether you are starting your journey as a homeowner or looking for a comfortable space to settle down, this mid-terrace house on Lord Street is a fantastic choice.

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

# Lord Street, Blackburn, BB1 4DU

Offers Over £90,000



- Exceptional Mid Terrace Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Perfect Rental Opportunity
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'4 x 3'3 (1.02m x 0.99m )

UPVC double glazed frosted front door, coving, tiled flooring and door to hall.

### Hall

12'0 x 3'4 (3.66m x 1.02m )

Central heating radiator, coving, smoke detector, doors leading to two reception rooms and stairs to first floor.

### Reception Room One

15'6 x 9'10 (4.72m x 3.00m)

UPVC double glazed window, central heating radiator, cornice coving and under stairs storage.

### Reception Room Two

14'0 x 12'8 (4.27m x 3.86m)

UPVC double glazed window, central heating radiator, coving and door to kitchen.

### Kitchen

12'1 x 7'6 (3.68m x 2.29m )

UPVC double glazed frosted box window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, loft hatch, smoke detector, wood effect lino flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

8'10 x 5'9 (2.69m x 1.75m)

Loft access, central heating radiator, doors leading to two bedrooms and bathroom.

### Bedroom One

13'9 x 12'5 (4.19m x 3.78m )

UPVC double glazed window, central heating radiator and over stairs storage.

### Bedroom Two

9'10 x 9'1 (3.00m x 2.77m )

UPVC double glazed window and central heating radiator.

## Bathroom

12'9 x 4'4 (3.89m x 1.32m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, spotlights, extractor fan, tiled elevations, fitted storage and lino flooring.

## External

### Rear

Enclosed garden with paving, decking and stone chippings.

### Front

Gated forecourt with paving and slate chippings.



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