



St. Huberts Road, Blackburn, BB6 7ED

£140,000

A MODERN THREE BEDROOM MID TERRACE PROPERTY

Located on St. Huberts Road in the charming town of Great Harwood, Blackburn, this delightful house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts three large double bedrooms, ensuring ample space for relaxation and comfort.

The open-plan living area is designed for modern living, providing a welcoming atmosphere for both entertaining guests and enjoying quiet evenings at home. There has also recently been new flooring throughout the property. The contemporary newly fitted kitchen is a highlight with ample storage, making it a joy to prepare meals.

On the first floor, you will find a well-appointed new 4 piece family bathroom, catering to the needs of the household with ease. Outside, the rear yard features an outhouse store, providing extra storage space for gardening tools or outdoor equipment.

This property is situated in a great location, close to local amenities and transport links, making it convenient for daily life. With its appealing features and potential, this house is a wonderful choice for those looking to establish their home in a friendly community. Don't miss the chance to make this property your own.

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		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(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

- An Exquisite Mid Terraced Property
- No Chain Delay
- On Street Parking
- EPC Rating - D
- Three Double Bedrooms
- Fully Updated Throughout
- Tenure Leasehold
- Sought After Location
- Perfect First Time Home
- Council Tax Band A

Ground Floor

Entrance Vestibule

4 x 3'4 (1.22m x 1.02m)

Hallway

13'2 x 3'4 (4.01m x 1.02m)

Reception Room One

13'3 x 10'2 (4.04m x 3.10m)

Reception Room Two

14'5 x 14'4 (4.39m x 4.37m)

Kitchen

11'11 x 7'11 (3.63m x 2.41m)

First Floor

Landing

14'3 x 5'6 (4.34m x 1.68m)

Bedroom One

14'2 x 13'4 (4.32m x 4.06m)

Bedroom Two

14'5 x 8'8 (4.39m x 2.64m)

Bedroom Three

15'5 x 12'6 (4.70m x 3.81m)

Bathroom

10'1 x 6'11 (3.07m x 2.11m)

Second Floor



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