



- Mid Terrace Property
- Two Bedrooms
- Living Room
- Kitchen
- Bathroom
- No Onward Chain
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10 St. Barnabas Street  
Blackburn, BB2 1HS

£80,000

A two bedroom, mid terrace property that requires modernisation and improvement. Located in Blackburn within good distance of the Town Centre and with good transport links, the accommodation comprises of an entrance hall, living room and a kitchen. To the first floor there are two good sized bedrooms and a bathroom. Externally to the rear there is an enclosed courtyard. Would make an ideal investment property, with no onward chain. Viewings are essential.

### Ground Floor

**Entrance Vestibule** 3' 1" x 3' 6" (0.94m x 1.07m)

**Living Room** 14' 0" x 13' 1" (4.26m x 3.98m)

Gas radiator, window to front aspect

**Kitchen** 9' 0" x 11' 6" (2.74m x 3.50m)

Fitted with a range of base and eye level units incorporating a stainless steel sink and drainer, spaces for a cooker, washing machine and fridge freezer. Window facing rear aspect.

### Landing

Built in storage cupboard housing radiator

**Bedroom 1** 10' 8" x 13' 2" (3.25m x 4.01m)

Radiator, window to front.

**Bedroom 2** 9' 2" x 8' 3" (2.79m x 2.51m)

Radiator, window to rear.



**Bathroom** 9' 1" x 4' 9" (2.77m x 1.45m)  
Suite comprising of a low level WC, wash basin, panelled bath with shower over.

**Externally**  
Enclosed rear courtyard.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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