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ESTATE AGENTS



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Russell Place, Blackburn

**** TWO BEDROOM MID- TERRACE IN ENVIABLE GREAT HARWOOD AREA ****

We are delighted to welcome to the market this two bedroom terraced home. With neutral decor throughout and plenty of potential, this property boasts a cosy living room, large rear yard, two bedrooms and a family bathroom suite, investors or first time buyers would be a perfect fit!

Conveniently located and close to Great Harwood town center, this property has excellent commuter links to the M65 and an abundance of amenities close by such as shops, cafes, supermarkets and salons.

Get in contact with our sales team to arrange a viewing on this superb property!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Mid- Terraced Property
- Family Bathroom Suite
- Ideal First Time Buy or Rental Investment
- Leasehold
- Spacious Rear Yard
- On Street Parking
- Two Bedrooms
- Council Tax Band A
- Close to Great Harwood Town Center

Offers over £110,000

Russell Place, Blackburn

Ground Floor

Vestibule

UPVC door to vestibule, hardwood door to rear, carpet flooring.

Lounge

13'9" x 13'8" (4.20m x 4.18m)

UPVC double glazed window, ceiling spotlights, central heating radiator, fireplace point with wood mantel, meter cupboard, door to kitchen, stairs to first floor, carpet flooring.

Kitchen

12'6" x 8'10" (3.82m x 2.71m)

UPVC double glazed window, UPVC double glazed door to rear, a range of wood wall and base units with granite effect worktops, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, part tiled elevations, ceiling light fitting, central heating radiator, Lino flooring.

First Floor

Landing

8'3" x 5'8" (2.52m x 1.74m)

Ceiling spotlights, doors to two bedrooms and a family bathroom suite, carpet flooring.

Bedroom One

13'8" x 13'8" (4.18m x 4.18m)

UPVC double glazed window, ceiling spotlights, central heating radiator, carpet flooring.

Bedroom Two

12'1" x 5'4" (3.70m x 1.65m)

UPVC double glazed window, ceiling light fitting, central heating radiator, doors to storage, carpet flooring.

Bathroom

8'0" x 6'1" (2.44m x 1.87m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin with mixer tap, panel bath with mixer taps and part tiled elevations, ceiling light fitting, central heating radiator, Lino flooring.

External

Front

On street parking.

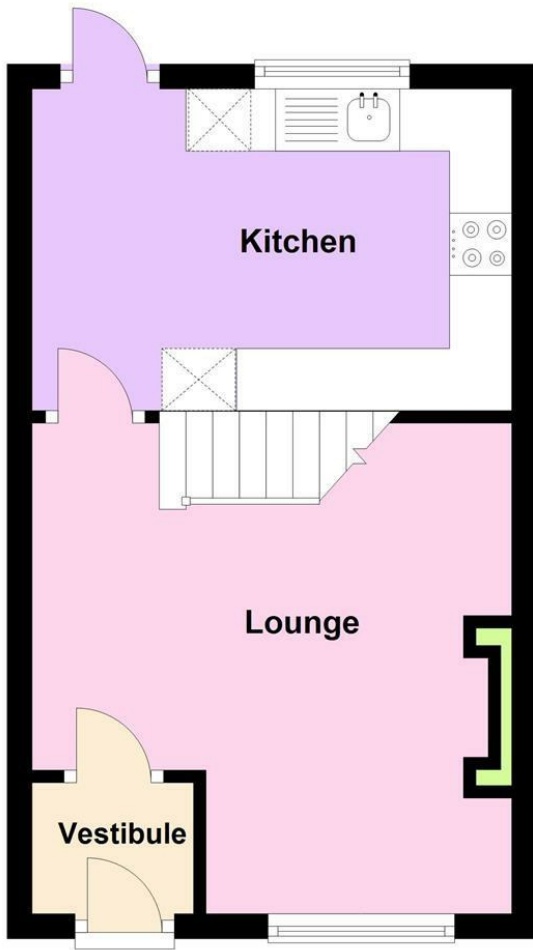
Rear



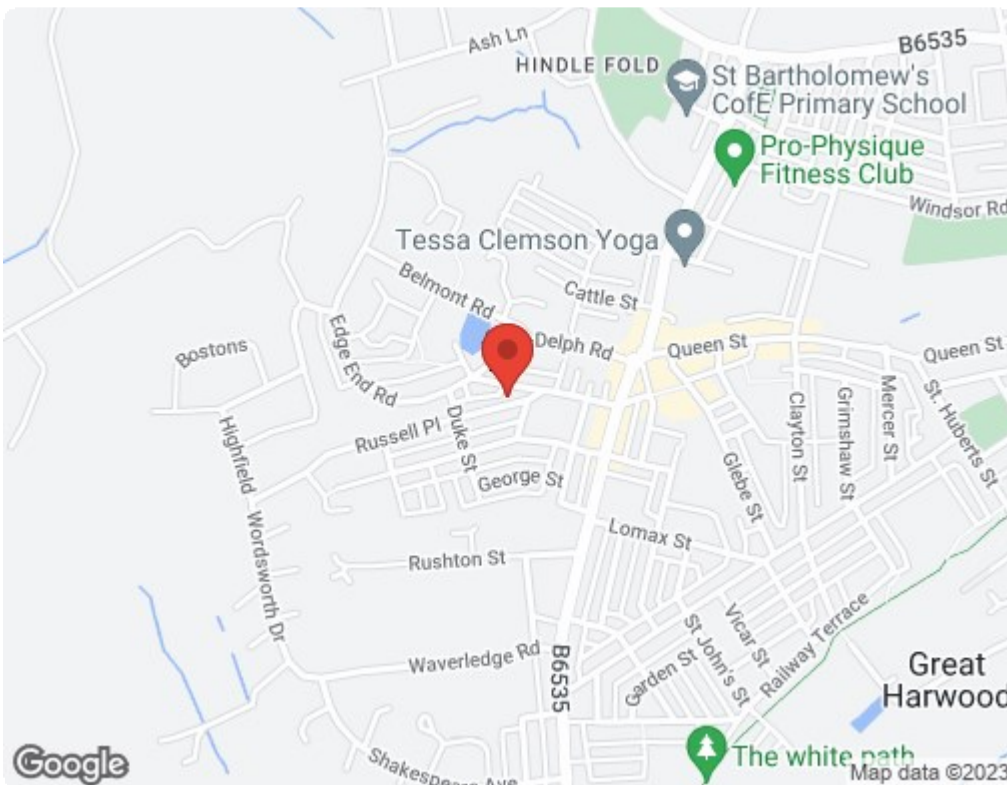
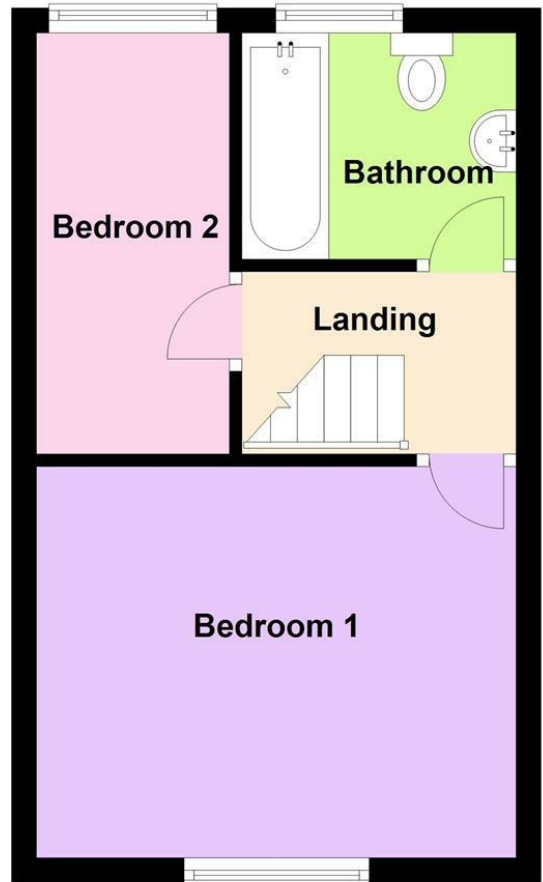
Spacious enclosed yard.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	64	
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC