

# curtis law

## ESTATE AGENTS



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### Commercial Road, Blackburn

**\*\* EXCELLENT TWO BEDROOM TERRACE IDEAL INVESTMENT OPPORTUNITY - TO BE SOLD WITH SITTING TENANT \*\***

We are proud to welcome to the market this fantastic two bedroom terraced property! Boasting spacious accommodation throughout with a neutral finish, this home offers a lounge, modern fitted kitchen, family bathroom suite and lovely stone paved rear yard. First time buyers who are looking to get onto the property ladder or investors looking for a project would be perfectly suited to this property!

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.

This property is a must view so get in contact with our sales team!

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.

- Terraced Property
- Spacious Lounge
- Close To Great Harwood Town Center
- Two Good Sized Bedrooms
- Modern Bathroom Suite
- Council Tax Band A
- Contemporary Fitted Kitchen
- Perfect Investment Opportunity
- Freehold

**Offers over £90,000**



# Commercial Road, Blackburn

## Ground Floor

### Porch

UPVC front entrance door, coving to ceiling, leads through to lounge, laminate flooring.

### Lounge

13'10" x 13'10" (4.24m x 4.24m)

UPVC double glazed window, ceiling light fitting, central heating radiator, meter cupboard, feature electric fire with stone effect surround, door to kitchen, door accessing stairs to first floor, laminate flooring.

### Kitchen

13'10" x 10'11" (4.24m x 3.33m)

UPVC double glazed window, UPVC half glazed door to rear yard, a range of black high gloss wall and base units with granite effect laminate work tops, inset one and a half bowl sink drainer and high neck mixer tap, integrated electric oven with fur ring gas hob and extractor hood, breakfast bar, plumbing for washing machine, space for fridge freezer, Combi boiler housed in wall unit, part tiled splash backs, ceiling spotlights, LED plinth lighting, under unit lighting, central heating radiator, under stair storage, tiled flooring.

## First Floor

### Landing

Ceiling light fitting, loft access, doors to two bedrooms and a modern bathroom suite.

### Bedroom One

14'0" x 11'1" (4.27m x 3.38m)

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

### Bedroom Two

12'4" x 9'10" (3.78m x 3.00m)

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

### Bathroom

7'9" x 5'6" (2.37m x 1.70m)

UPVC double glazed frosted window, a three piece bathroom suite, a close coupled dual flush WC, wall mounted bowl wash basin with mixer tap, tiled panel bath with corner mixer taps and shower head, part tiled elevations, ceiling spotlights, chrome central heating radiator, tiled flooring.

## External

### Front

On street parking.

### Rear

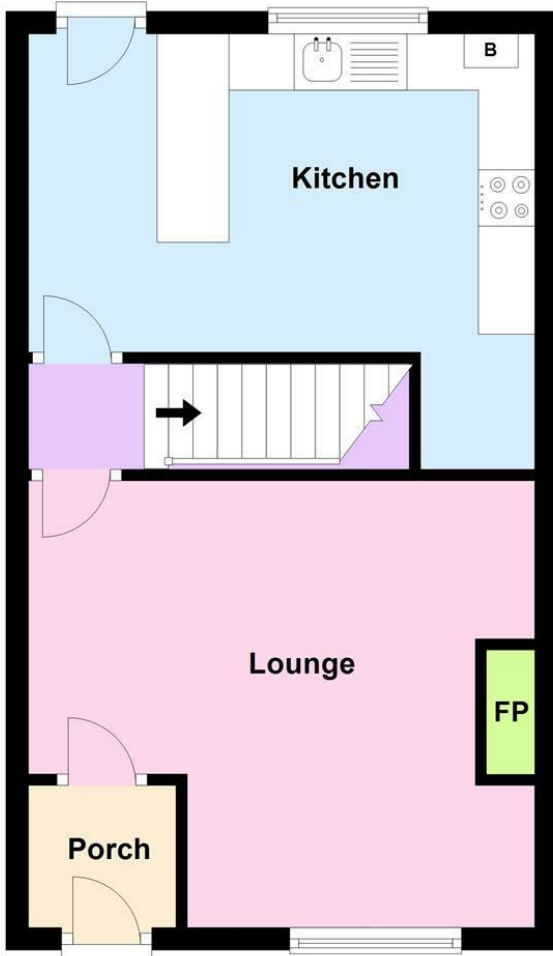


Split levelled flag stone paved yard with access to the alley.

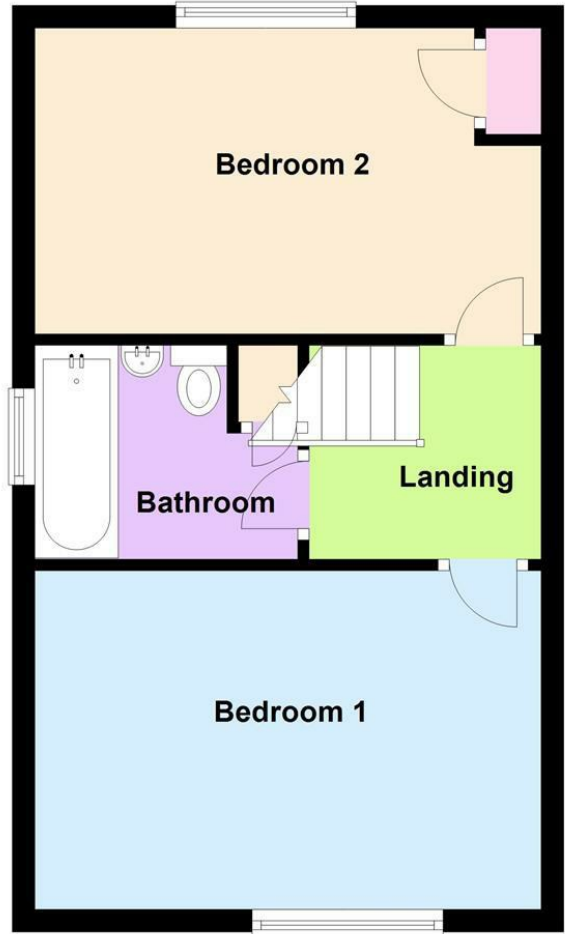




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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