

curtis law

ESTATE AGENTS



School Street, Blackburn

*** OUTSTANDING TWO BEDROOM MID TERRACE WITH NO ONWARD CHAIN ***

Curtis Law Estate Agents are pleased to welcome this fantastic mid terraced home to the open sales market. Boasting a spacious layout with a generously sized living room, fitted kitchen, two bedrooms, three piece bathroom suite and enclosed rear yard featuring an outhouse, this property would be perfectly suited to first time buyers looking to get onto the property ladder or investors aiming to expand their portfolio.

Well positioned just off High Street, this property is within close proximity to a range of local amenities comprising of: shops, convenience stores, beauty salons, cafes, restaurants, pharmacies and well regarded schools. Commuters have excellent nearby bus routes providing transport to the surrounding areas, plus the convenience of Rishton train station, just a two-minute drive away, which allows easy access to Blackburn, Preston, and beyond.

Get in contact with our sales team to arrange a viewing on this 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 Home
- Perfect Rental Investment
- Low Maintenance Yard With Outhouse
- No Chain Delay
- Close To Local Amenities
- Council Tax Band A
- Two Bedrooms
- Spacious Living Room
- Leasehold

Offers in the region of £69,950

School Street, Blackburn

Ground Floor

Entrance Vestibule

3'4" x 3'1" (1.04m x 0.94m)

UPVC front entrance door to vestibule, hardwood door to living room.

Living Room

14'10" x 13'5" (4.53m x 4.11m)

UPVC double glazed window, ceiling light fitting, central heating radiator, doors to gas and electric meters, door to kitchen, stairs to first floor.

Kitchen

10'11" x 10'2" (3.35m x 3.11m)

UPVC double glazed window, uPVC double glazed frosted door to rear yard, a range of wood effect laminate wall and base units with granite effect worktops, part tiled splash backs, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring electric hob and stainless steel extractor hood, space for fridge freezer and washing machine, open access to under stair storage with wall mounted combi boiler, ceiling light fitting, central heating radiator, coving to ceiling.

First Floor

Landing

10'11" x 5'2" (3.35m x 1.58m)

UPVC double glazed window, ceiling light fitting, central heating radiator, loft access via hatch, doors to two bedrooms and a three piece bathroom suite.

Bedroom One

14'10" x 13'5" (4.53m x 4.11m)

UPVC double glazed window, ceiling light fitting, central heating radiator, decorative fireplace point.

Bedroom Two

9'1" x 6'0" (2.79m x 1.84m)

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

Bathroom

8'7" x 4'7" (2.64m x 1.40m)

A three piece bathroom suite comprising of: a close coupled, front mount flush WC, full pedestal wash basin, panel bath with electric feed shower, full tiled elevations, extractor fan, ceiling light fitting, central heating radiator.

External

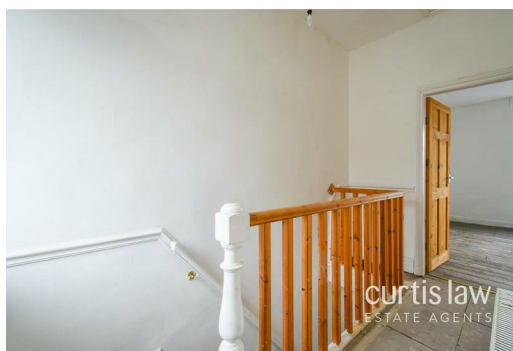


Front

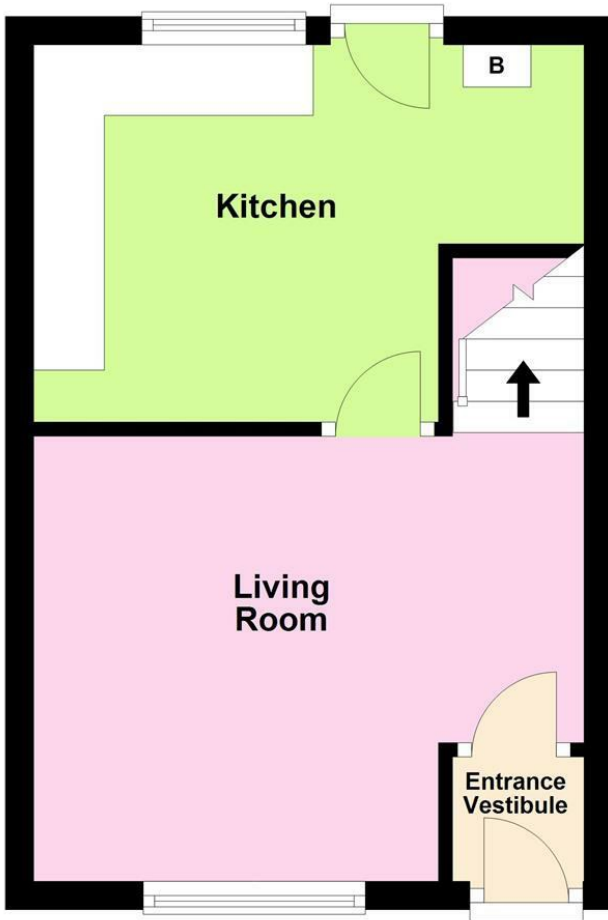
On street parking.

Rear

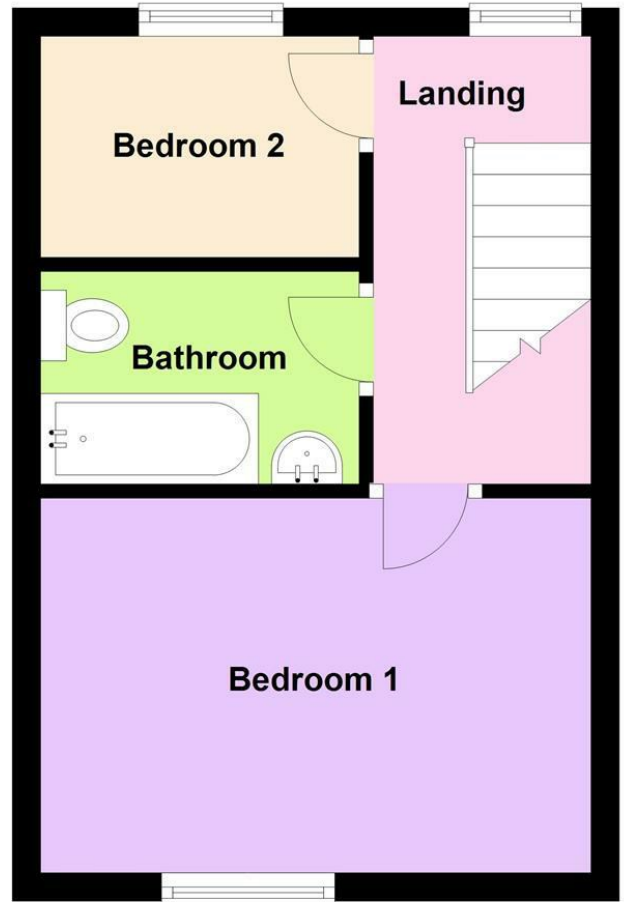
Enclosed, low maintenance yard with outhouse, gated access to alleyway.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC