

# curtis law

## ESTATE AGENTS



### Cross Street, Blackburn

\*\*\* CHARMING AND IMMACULATELY PRESENTED TWO BEDROOM HOME \*\*\*

Situated within the highly desirable town of Great Harwood, sits this gorgeous two bedroom end-terraced home. A true credit to the current homeowners, this property has been presented and flowing tastefully with modern décor throughout. With a spacious layout, this home offers two large reception rooms, a family kitchen, two bedrooms, contemporary fitted bathroom suite and lovely rear yard. First time buyers or someone looking to downsize would be the perfect fit for this ready to move in home!

This property benefits from being within close proximity to a range of local amenities including shops, supermarkets, restaurants, cafes, doctors and so much more! There are also well regarded schools including St Bartholomew's CofE Primary School and St Hubert's R C Primary School. For commuters, there are strong network links providing access to the surrounding towns and areas.

Get in contact with our sales team to arrange a viewing on this fantastic home!

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.

- On Street Parking
- Viewing Essential
- Easy Access To Major Network Links
- Ideal Family Home
- Three Piece Bathroom Suite
- Two Bedroom End Terraced Property
- Tenure Leasehold
- Land To The Right Included
- Ideal First Time Buy

**Offers over £120,000**



# Cross Street, Blackburn

## Ground Floor

### Hallway

3'6" x 16'6" (1.08 x 5.04)

Composite door to hallway, ceiling light fitting, hardwood doors to living room and dining room, central heating radiator, coving to ceiling, laminate flooring.

### Living Room

9'5" x 13'4" (2.88 x 4.07)

UPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, television point, carpeted flooring.

### Dining Room

10'5" x 13'3" (3.18 x 4.04)

Ceiling light fitting, central heating radiator, coving to ceiling, television point, fireplace point with gas fire, open access to kitchen, laminate flooring.

### Kitchen

5'8" x 11'9" (1.75 x 3.6)

Two uPVC double glazed windows, uPVC partially double glazed door to rear, a range of white gloss wall and base units with complimentary worktops, full tiled splash backs, inset stainless steel one and a mixer tap, integrated electric oven with four ring gas hob and stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, ceiling spotlights, central heating radiator, open access to second reception room, laminate flooring.

## First Floor

### Master Bedroom

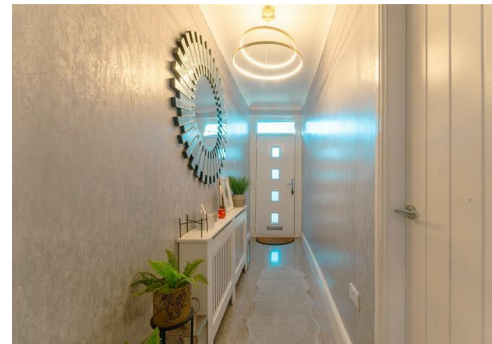
13'2" x 13'3" (4.02 x 4.05)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, carpeted flooring.

### Bedroom Two

10'2" x 6'10" (3.10 x 2.1)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, door to storage in the loft, carpeted flooring.



## Family Bathroom

6'0" x 7'3" (1.83 x 2.22)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level close coupled WC and vanity wash basin with mixer tap unit, large oval free standing bath with mains shower feed, ceiling light fitting, central heating radiator, combi boiler, tiled effect flooring.

## External

### Front

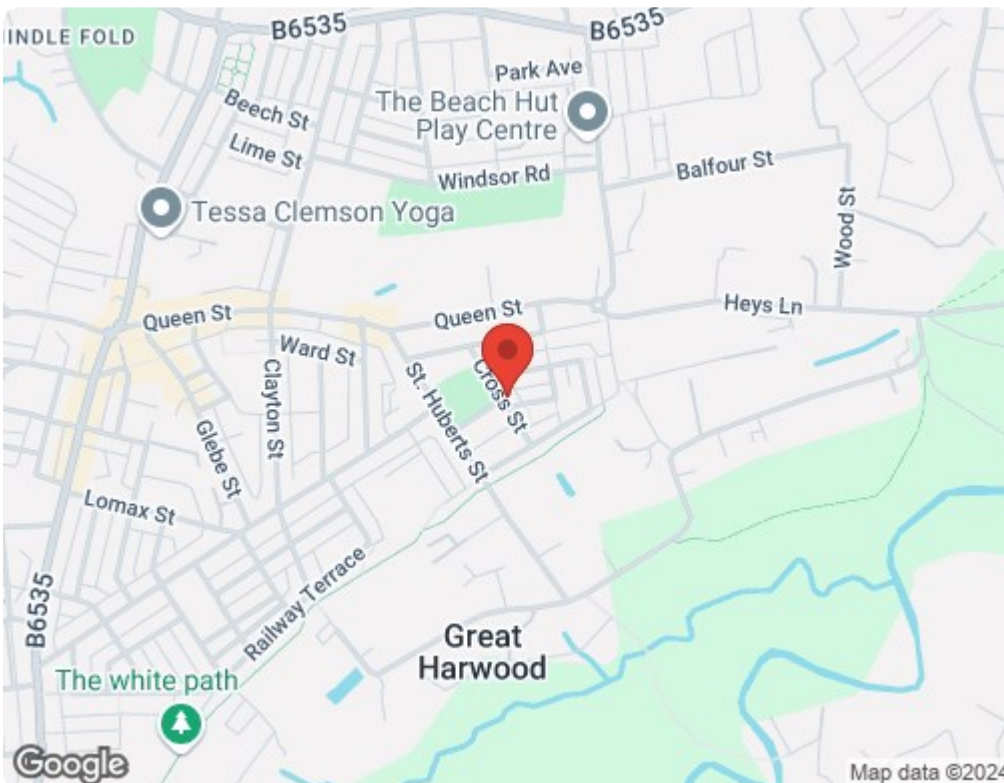
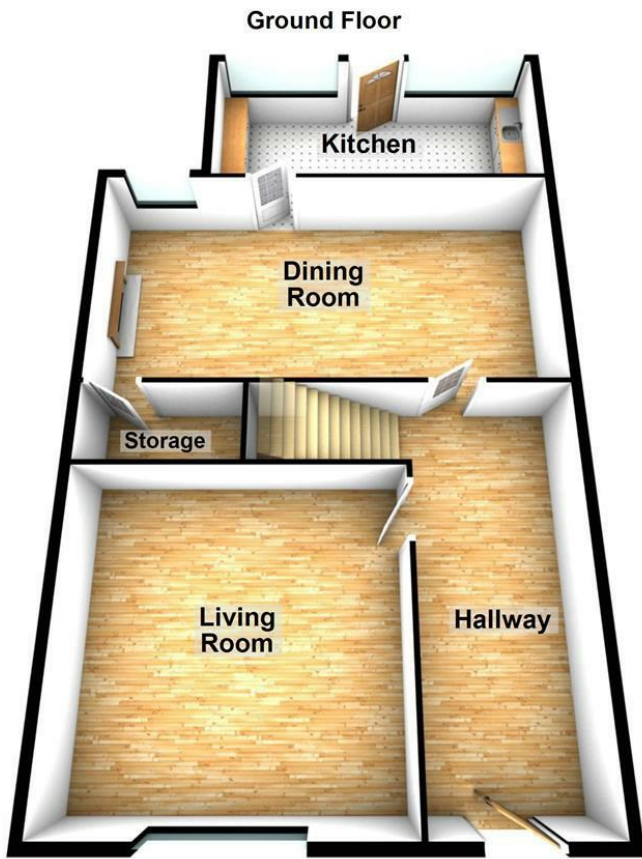
On street parking and access to the land at the side.

### Rear

Enclosed low maintenance yard.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>	<b>1</b>	<b>79</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC