

curtis law

ESTATE AGENTS



Cross Street, Blackburn

*** LARGE AREA OF LAND INCLUDED IN SALE OF PROPERTY ***

Situated on the ever so popular street of Cross Street in the charming town of Great Harwood, Blackburn, this delightful two-bedroom end-terrace house presents an excellent opportunity for first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-proportioned bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is the land to the side, which offers potential for expansion or outdoor enjoyment, making it a versatile space for various uses. The property is ideally situated close to St Hubert's RC Primary School and St Bartholomew's Primary School, making it a perfect choice for families with young children.

Additionally, the location provides easy access to the M65 junction, ensuring that commuting and travel are both convenient and efficient. With no chain delay, this property is ready for you to move in and make it your own. Whether you are looking to start your journey on the property ladder or seeking a charming home in a friendly community, this end-terrace house is not to be missed.

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 in the region of £119,950

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

Landing

Ceiling light fitting, doors to both bedrooms and bathroom, carpeted flooring.

Master Bedroom

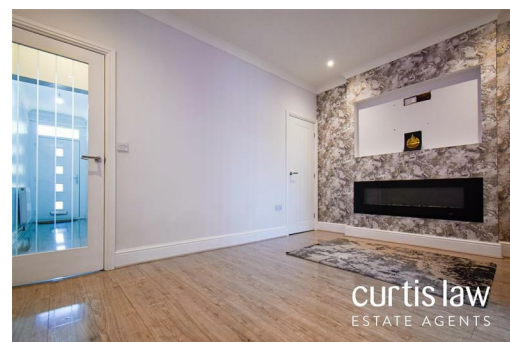
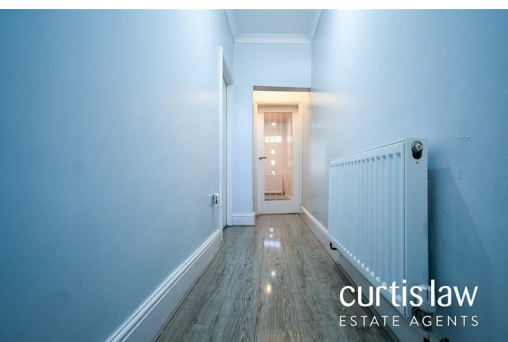
13'2" x 13'3" (4.02 x 4.05)

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

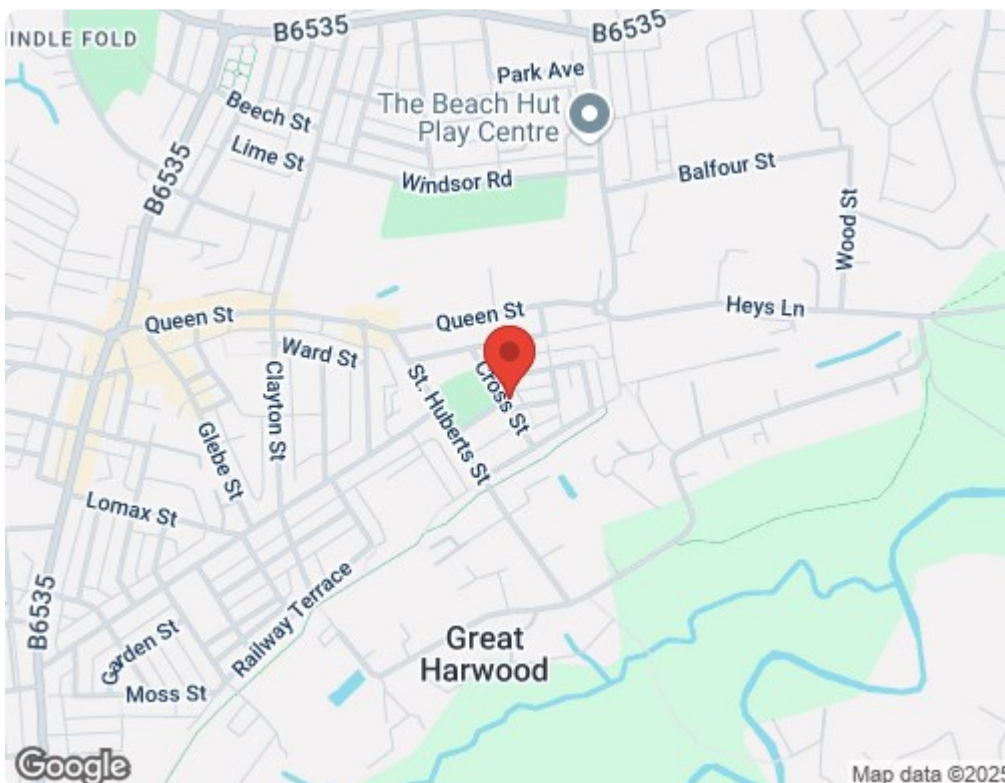
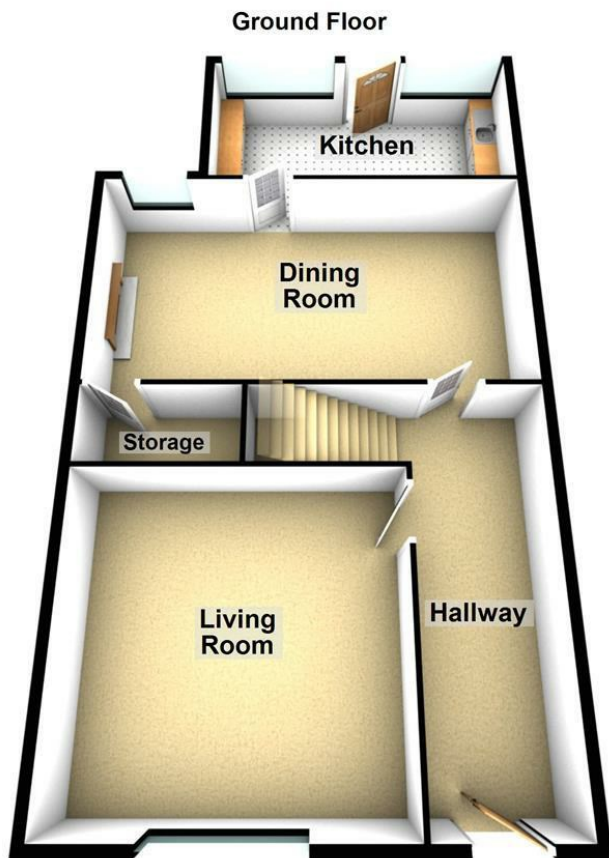
Front

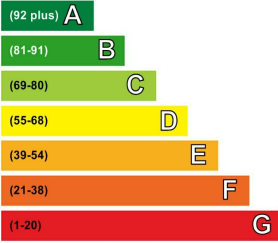

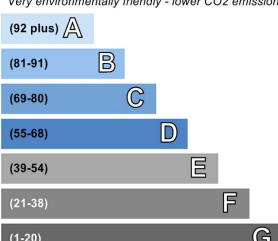
On street parking and access to the land at the side.

Rear

Enclosed low maintenance yard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(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 