

# curtis law

## ESTATE AGENTS



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### Whalley New Road, Blackburn

\*\*\* OUTSTANDING THREE BEDROOM TERRACE HOME - CLOSE TO WHALLEY RANGE \*\*\*

Curtis Law Estate Agents are delighted to present this exquisite three bedroom mid-terrace home to the sales market. Adorned with tasteful neutral tones, this residence provides remarkable living space featuring two spacious reception rooms, an impressive modern fitted kitchen, three double bedrooms, and two family bathroom suites. Perfect for growing families, this property offers a blank canvas, waiting for someone to transform it into their forever home.

Situated just a short walk away from Whalley Range, this property enjoys proximity to a variety of amenities such as shops, convenience stores, restaurants, and more. Mosques including Masjid-e-Sajedeem and Jamia Madina Masjid are within close proximity along with well regarded schools like Daisyfield Primary School and Nursery. Additionally, it benefits from having excellent bus routes nearby allowing easy access Blackburn Town Centre, Shadsworth, Clitheroe Town Centre, and beyond.

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.

- Charming Mid-Terrace Home
- Two Reception Rooms
- Impressive, Modern Fitted Kitchen
- Three Double Bedrooms
- Close to Whalley Range
- Council Tax Band A
- Ideal For Growing Families
- Two Bathroom Suites
- Leasehold

**Offers over £165,000**

# Whalley New Road, Blackburn

## Ground Floor

### Entrance Vestibule

3'7" x 3'4" (1.10m x 1.02m)

UPVC partially double glazed frosted front door to vestibule, coving to ceiling, door to hallway, original tiled flooring.

### Hallway

11'7" x 3'4" (3.55m x 1.03m)

Ceiling light fitting, gas central heating radiator, coving to ceiling, dado rail, smoke alarm, doors to two reception rooms, stairs to first floor, carpeted flooring.

### Reception Room One

15'6" x 12'4" (4.74m x 3.76m)

UPVC double glazed bay window, ceiling light fitting, gas central heating radiator, coving to ceiling, picture rail, feature gas fireplace, carpeted flooring.

### Reception Room Two

13'9" x 12'10" (4.21m x 3.93m)

UPVC double glazed window, ceiling light fitting, gas central heating radiator, coving to ceiling, picture rail, doors to kitchen and under stair storage, carpeted flooring.

### Kitchen

17'11" x 8'6" by 9'6" x 6'2" (5.48m x 2.60m by 2.91m x 1.88m)

UPVC double glazed windows, uPVC double glazed frosted door to rear, a range of white gloss wall and base units with contrasting worktops and splashbacks, inset stainless steel double sink with drainer and mixer tap, integrated 'Baumatic' oven and five ring gas hob with stainless steel extractor hood, space for fridge freezer, dishwasher, washing machine and dryer, wall mounted 'Worcester' combi boiler, ceiling light fittings, ceiling spotlights, wall light fittings, door to WC, uPVC double glazed frosted door to rear, tiled flooring.

### Bathroom

8'5" x 4'11" (2.58m x 1.52m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin with mixer tap, corner panel bath with direct feed shower, full tiled elevations, ceiling light fitting, gas central heating radiator, tiled flooring.

## First Floor

### Landing

14'0" x 5'2" by 5'8" x 2'9" (4.28m x 1.58m by 1.73m x 0.86m)

Ceiling light fitting, gas central heating radiator, dado rail, smoke alarm, built-in storage with double doors, doors to three bedrooms and a modern bathroom suite, carpeted flooring.



### Bedroom One

16'2" x 12'0" (4.95m x 3.67m)

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

### Bedroom Two

13'10" x 10'6" (4.22m x 3.22m)

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

### Bedroom Three

14'7" x 8'6" (4.45m x 2.60m)

UPVC double glazed window, ceiling light fitting, gas central heating radiator, electric central heating radiator, loft access via hatch, carpeted flooring.

### Bathroom

8'2" x 5'4" (2.50m x 1.63m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, wall mounted wash basin, corner panel bath with direct feed shower, full tiled elevations, ceiling spotlights, wall light fitting, gas central heating towel rail, tiled flooring.

### External

#### Front

Steps leading up to property, courtyard, on street parking.

#### Rear

Enclosed, low maintenance yard with gated access to alleyway.

### Agents Notes

Property Type: Mid-terrace property

Property Construction: Brick

Water Supply: Mains

Electricity Supply: Mains - Octopus energy

Gas Supply: Mains - Scottish Power

Sewerage: Mains

Heating: Gas central heating, electric central heating in bedrooms, 'Worcester' combi boiler

Broadband: No

Mobile Signal: Yes - good

Parking: Off road parking

Building Safety: N/A

Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

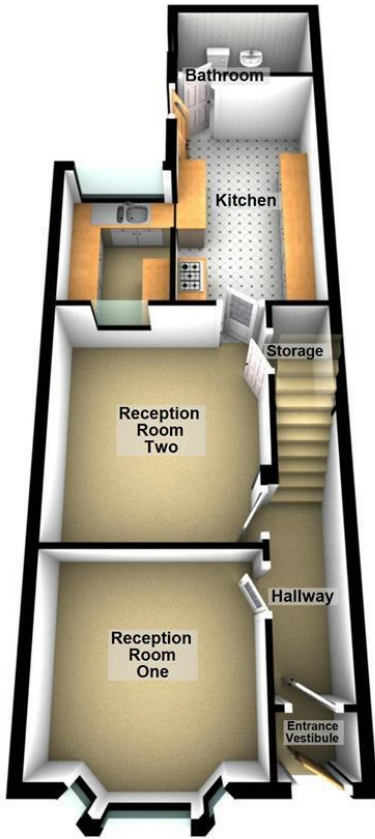
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: Access from front and back

Coalfield & Mining Area: Unknown



**Ground Floor**



**First Floor**



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>		
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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC