

curtis law

ESTATE AGENTS



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Livesey Branch Road, Blackburn

*** CALLING ALL RENTAL INVESTORS - FANTASTIC TWO BEDROOM TERRACED HOME ***

Curtis Law Estate Agents are thrilled to welcome this excellent and deceptively spacious mid-terraced home to the open sales market. Brimming with potential and offering excellent living accommodation with two reception rooms, a fitted kitchen, downstairs WC, two good sized bedrooms, three piece bathroom suite and private rear yard, this property poses the perfect investment opportunity to investors alike.

Conveniently located just a short drive from Blackburn town centre, this property offers easy access to local amenities, supermarkets, doctors, and cafes. It is also within the catchment area of well-regarded schools and enjoys close proximity to major commuter routes, including bus links to Accrington, Preston, and Manchester via the M65.

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 Property
- Two Reception Rooms
- Ideal Investment Opportunity
- Two Bedrooms
- Close To Local Amenities
- Council Tax Band A
- No Chain Delay
- On Street Parking
- Freehold

Chain Free £70,000

Livesey Branch Road, Blackburn

Ground Floor

Entrance Vestibule

3'9" x 3'4" (1.15m x 1.02m)
Door to hallway, tiled flooring.

Hallway

9'4" x 3'2" (2.86m x 0.99m)
Ceiling light fitting, electric central heating radiator, coving to ceiling, doors to two reception rooms, stairs to first floor, carpeted flooring.

Reception Room One

13'0" x 12'4" (3.97m x 3.76m)
UPVC double glazed window, ceiling light fitting, electric central heating radiator, coving to ceiling, decorative flame effect fireplace with stone surround, carpeted flooring.

Reception Room Two

14'2" x 11'8" (4.33m x 3.57m)
Ceiling light fitting, electric central heating radiator, coving to ceiling, feature electric fireplace, television point, door to kitchen and WC, under stair storage, carpeted flooring.

WC

4'11" x 4'11" (1.52m x 1.51m)
UPVC double glazed frosted window, a close coupled WC, full pedestal wash basin, wall light fitting, carpeted flooring.

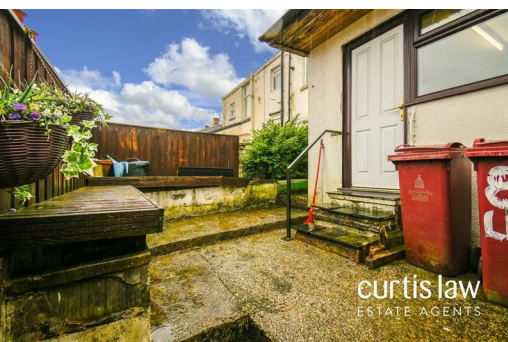
Kitchen

10'1" x 9'6" (3.08m x 2.91m)
UPVC double glazed window, door to rear, a range of laminate wall and base units with contrasting worktops, tiled splashbacks, inset stainless steel sink and drainer, freestanding electric oven with four ring electric hob, space for fridge freezer, plumbing for washing machine, ceiling light fitting, tiled effect flooring.

First Floor

Landing

11'1" x 5'10" (3.40m x 1.80m)
Ceiling light fitting, doors to two bedrooms and a three piece bathroom suite, carpeted flooring.



Bedroom One

15'10" x 13'3" (4.84m x 4.04m)

UPVC double glazed window, ceiling light fitting with feature ceiling rose, electric central heating radiator, decorative fireplace point, carpeted flooring.

Bedroom Two

11'2" x 8'7" (3.41m x 2.64m)

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

Bathroom

11'8" x 4'5" (3.57m x 1.37m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath with showerhead, tiled elevations, ceiling light fitting, electric central heating radiator, coving to ceiling, double doors to airing cupboard, carpeted flooring.

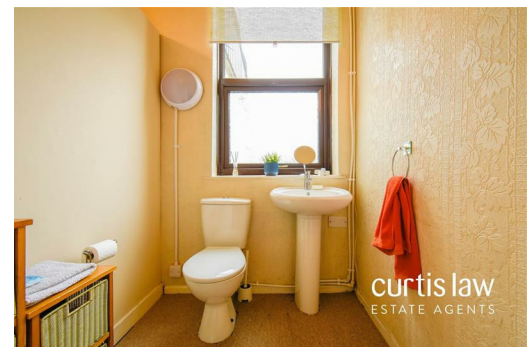
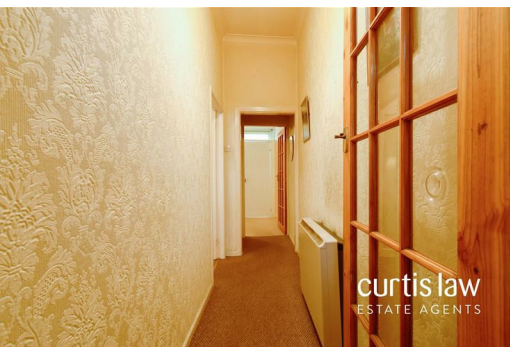
External

Front

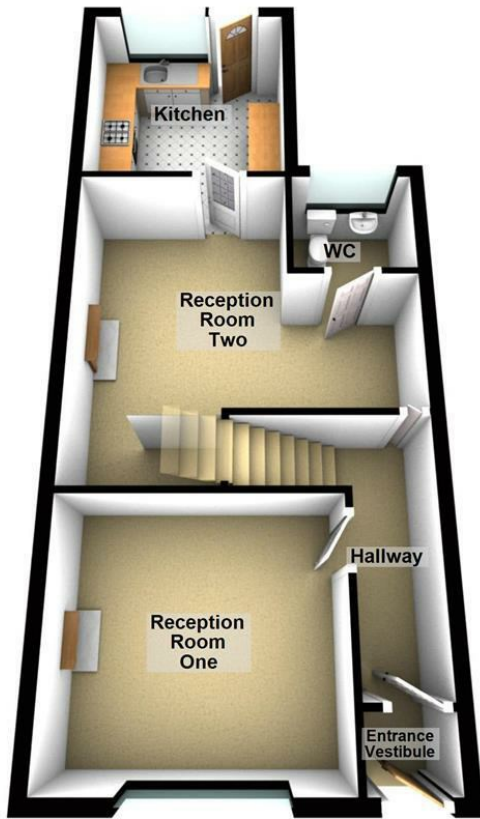
On street parking.

Rear

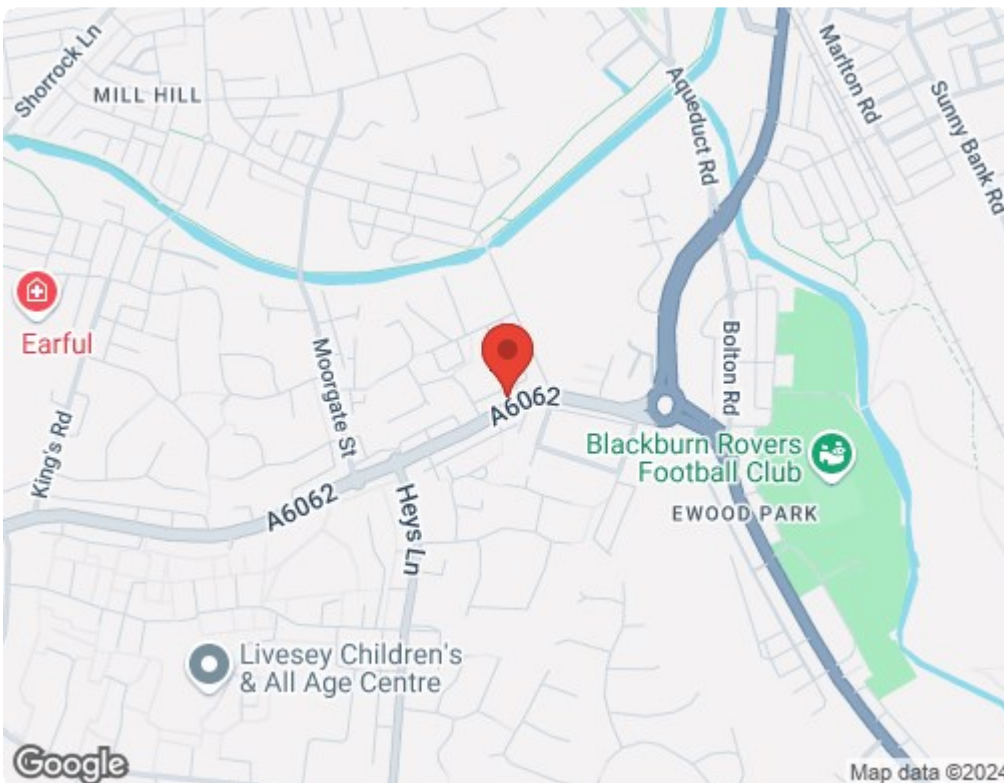
Enclosed yard, gated access to alleyway.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	33	
(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