

curtis law

ESTATE AGENTS



Hawkshead Street, Blackburn

*** FANTASTIC TWO BEDROOM TERRACE IN REDLAM - NO CHAIN DELAY ***

Curtis Law Estate Agents are excited to introduce this outstanding two-bedroom mid-terraced property to the open sales market. Presenting an ideal investment opportunity, this property boasts two spacious reception rooms, a well-appointed fitted kitchen, two bedrooms, and a modern bathroom suite. Additionally, the property includes a generously sized yard and convenient on-street parking, offering ample potential for those looking to expand their property portfolio.

Situated in one of Blackburn's highly coveted areas, this property enjoys the convenience of nearby amenities, including shops, convenience stores, cafes, and well-regarded schools. Within walking distance, Witton Country Park and Griffin Park offer picturesque nature trails, charming picnic spots, and recreational areas.

Commuters will appreciate the close proximity to the M65, facilitating easy access to neighboring towns and cities. Furthermore, excellent bus routes connect to Blackburn Town Centre, Burnley, and Preston, ensuring convenient transportation options for residents.

Get in contact with our sales team to arrange a viewing!

- Mid- Terraced Property
- Ideal Rental Investment
- On Street Parking
- Two Bedrooms
- Two Spacious Reception Rooms
- Council Tax Band A
- No Chain Delay
- Modern Bathroom Suite
- Freehold

Offers over £79,950

Hawkshead Street, Blackburn

Ground Floor

Entrance Vestibule

3'7" x 3'3" (1.11m x 1.01m)

UPVC partially double glazed front door to vestibule, ceiling light fitting, coving to ceiling, electric meter, consumer unit, hardwood partially glazed frosted door to hallway.

Hallway

12'5" x 3'3" (3.80m x 1.01m)

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

Reception Room One

13'1" x 10'4" (4.00m x 3.16m)

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

Reception Room Two

13'10" x 11'4" (4.23m x 3.47m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, feature gas fireplace with stone hearth and surround, open access into under stair storage, door to kitchen, wood flooring.

Kitchen

9'10" x 7'4" (3.00m x 2.26m)

UPVC double glazed window, uPVC double glazed frosted door to rear, a range of wood effect wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel sink and drainer with mixer tap, freestanding electric double oven with hob, space for fridge freezer and washing machine, wall mounted combi boiler, ceiling spotlights, central heating radiator, smoke alarm, wood effect flooring.

First Floor

Landing

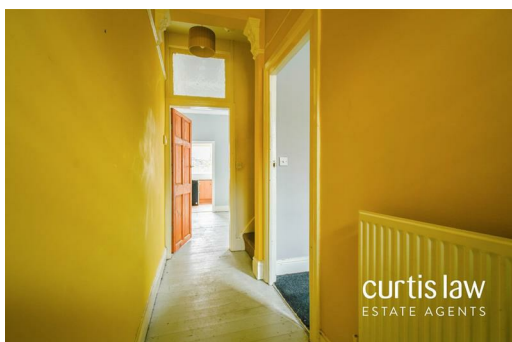
5'10" x 2'9" (1.79m x 0.84m)

Two ceiling light fittings, smoke alarm, loft access via hatch, doors to two bedrooms and a three piece bathroom suite.

Bedroom One

13'11" x 13'2" (4.25m x 4.03m)

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



Bedroom Two

11'4" x 7'9" (3.47m x 2.38m)

UPVC double glazed window, ceiling light fitting, central heating radiator, open access to storage, carpeted flooring.

Bathroom

8'3" x 5'10" (2.52m x 1.79m)

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, panel bath with electric feed shower, fully PVC paneled elevations, ceiling spotlights, central heating radiator, extractor fan, wood effect flooring.

External

Front

Garden fronted, on street parking.

Rear

Enclosed, low maintenance yard, gated access to alleyway.

Agents Notes

Tenure: Freehold

Council Tax Band: A- Blackburn with Darwen

Property Type: Mid Terraced

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Unknown

Heating: Gas central heating

Broadband: Unknown

Mobile Signal: Good

Parking: On street parking

Building Safety: Unknown

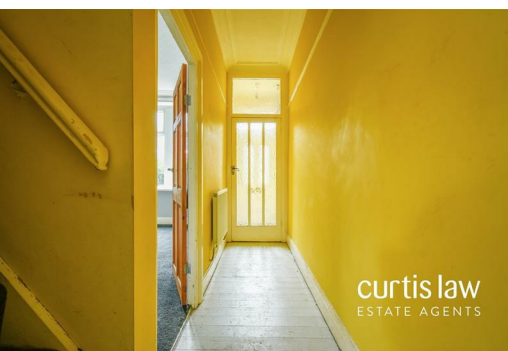
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

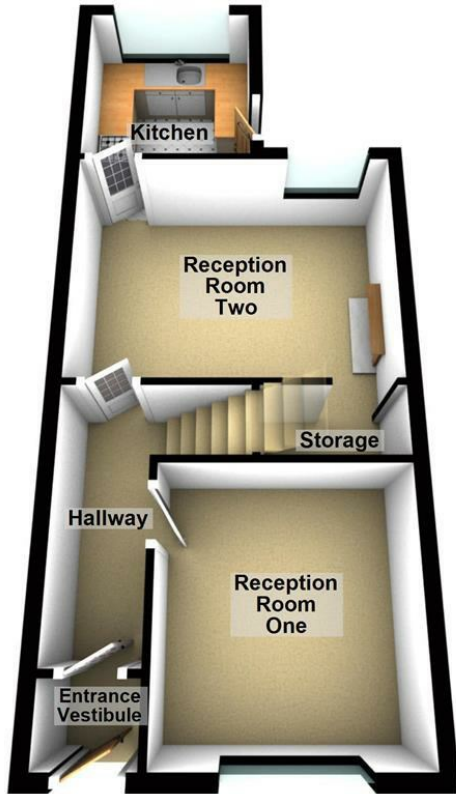
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

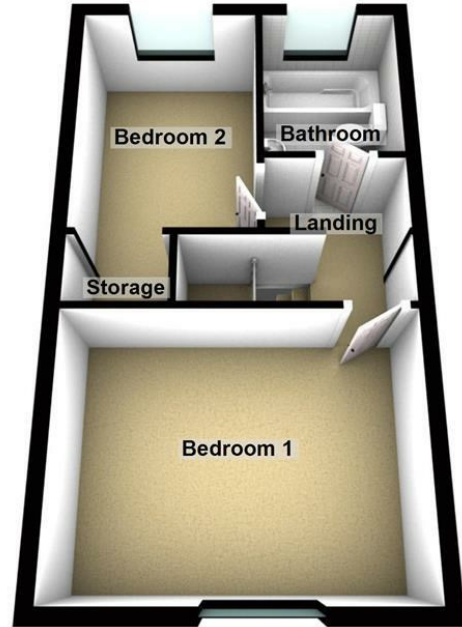
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC