

# curtis law

## ESTATE AGENTS



### Mowbray Avenue, Blackburn

\*\*\* FANTASTIC THREE BEDROOM END-TERRACE WITH NO CHAIN DELAY \*\*\*

Curtis Law Estate Agents proudly introduce this lovely three bedroom end-terraced property, ideal for investors seeking to expand their portfolio. Boasting a spacious internal layout, it offers a generously sized living room, kitchen with access to a utility, two double bedrooms, an additional single bedroom, two-piece bathroom suite, and a separate WC. Outside, enjoy the added convenience of a driveway accommodating multiple vehicles and a generously sized garden. With its ample potential, this property is the perfect investment opportunity waiting to be seized!

Located within a popular area in Blackburn, this property benefits from being a short walk from the Royal Blackburn Hospital alongside other amenities including shops, a petrol station, cafes and well established schools. Commuters can benefit from excellent network links with close access to junction 5 of the M65 motorway as well as bus routes which provide easy transport to Blackburn Town Centre, Clitheroe and Preston.

Get in contact with our sales team to arrange a viewing on this beautiful 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.

- End-Terraced Home
- Ideal Investment Opportunity
- Close To Royal Blackburn Hospital
- Three Bedrooms
- Large Rear Garden
- Council Tax Band A
- No Onward Chain
- Driveway For Multiple Vehicles
- Freehold

**Offers in excess of £130,000**

# Mowbray Avenue, Blackburn

## Ground Floor

### Entrance Hall

10'2" x 5'7" (3.12m x 1.71m)

Composite front door to entrance hall, ceiling light fitting, central heating radiator, doors to the living room and kitchen, stairs to first floor.

### Living Room

17'6" x 13'3" (5.34m x 4.05m)

Three uPVC double glazed windows, two ceiling light fittings, two central heating radiators, gas fireplace, doors to entrance hall and kitchen.

### Kitchen

9'10" x 9'10" (3.01m x 3.00m)

Two uPVC double glazed windows, a range of wall and base units with contrasting worktops, part tiled splashbacks, inset sink and drainer, space for fridge freezer, washing machine and dryer, ceiling light fitting, central heating radiator, doors to entrance hall, living room and utility, tiled effect flooring.

### Utility Room

6'9" x 6'7" (2.07m x 2.01m)

UPVC double glazed frosted window, composite partially double glazed frosted door to side of property, wall and base units with worktops, ceiling light fitting, central heating radiator, meters, consumer unit, wall mounted combi boiler.

## First Floor

### Landing

9'8" x 2'10" (2.97m x 0.87m)

UPVC double glazed frosted window, ceiling light fitting, doors to three bedrooms, a two piece bathroom suite and separate WC.

### Bedroom One

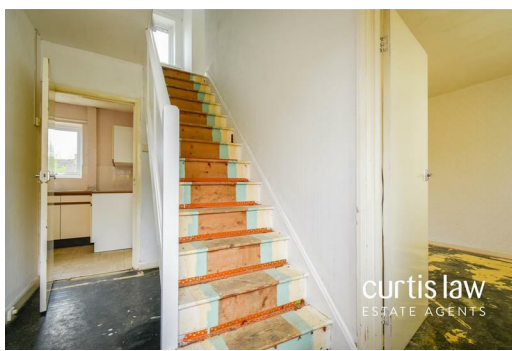
11'10" x 10'1" (3.63m x 3.08m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to ample storage cupboard.

### Bedroom Two

10'7" x 9'5" (3.25m x 2.89m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to ample storage cupboard.



### Bedroom Three

7'11" x 7'4" (2.43m x 2.24m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to ample storage cupboard.

### Bathroom

5'6" x 4'10" (1.68m x 1.49m)

UPVC double glazed frosted window, a two piece bathroom suite comprising of: a full pedestal wash basin, panel bath with electric feed shower, part tiled elevations, ceiling light fitting, central heating radiator.

### WC

4'11" x 2'6" (1.52m x 0.77m)

UPVC double glazed frosted window, a low level, close coupled WC, ceiling light fitting, part tiled elevation.

### External

#### Front

Driveway with off road parking for multiple vehicles, access to the rear from the side of the property.

#### Rear

Large laid to lawn garden with hedges and fencing.

### Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

Property Type: Semi detached

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: British Gas

Gas Supply: British Gas

Sewerage: Unknown

Heating: Gas central heating with combi boiler

Broadband: None

Mobile Signal: Unknown

Parking: Yes

Building Safety: Unknown

Rights & Restrictions: Unknown

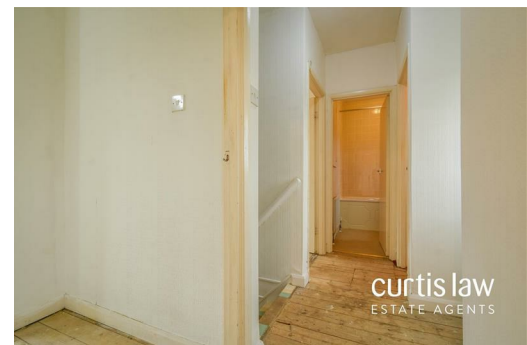
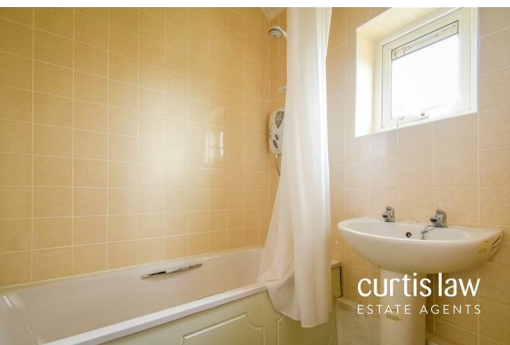
Flood & Erosion Risks: None

Planning Permissions & Development: Unknown

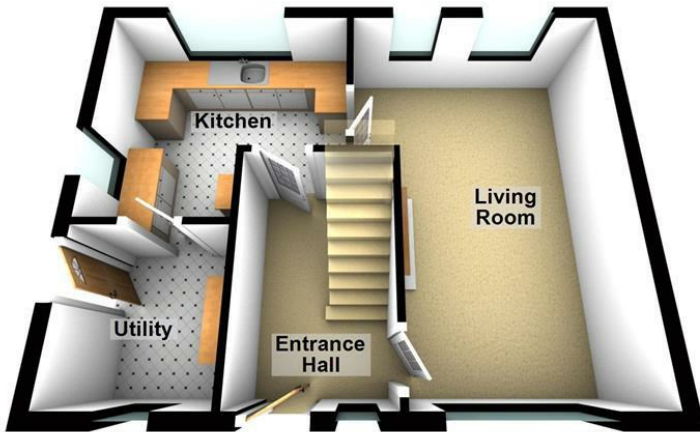
Proposals: Unknown

Property Accessibility & Adaptions: Unknown

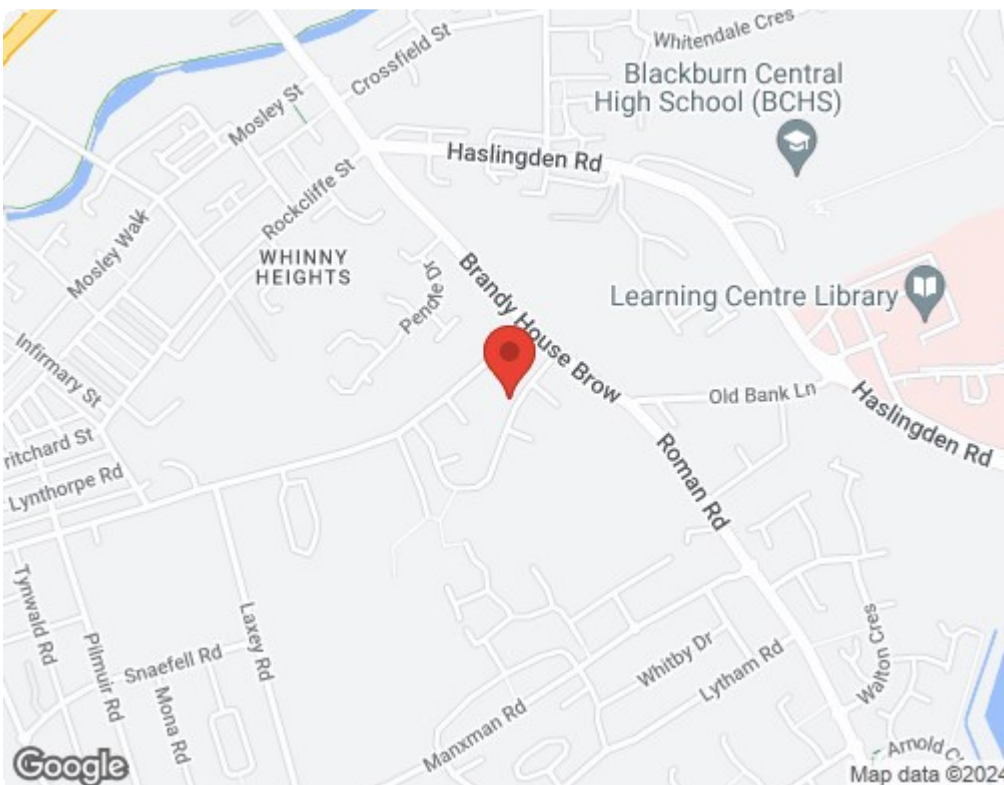
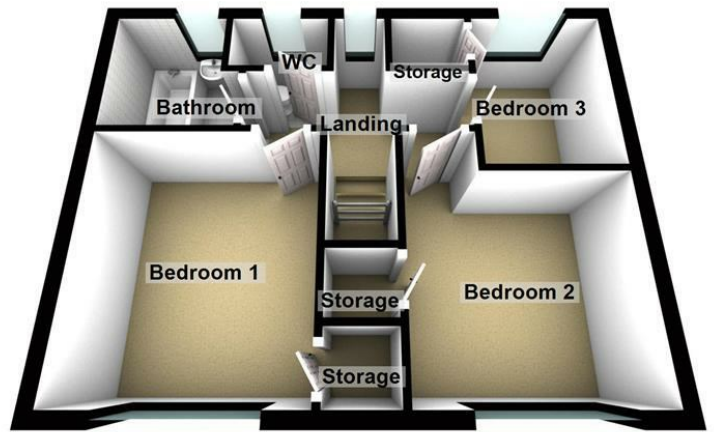
Coalfield & Mining Area: No



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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