

# curtis law

## ESTATE AGENTS



### Mosley Walk, Blackburn

\*\*\* THREE BEDROOM DETACHED HOME WITH NO ONWARD CHAIN \*\*\*

An outstanding three bedroom detached home with no chain delay being proudly welcomed to the sales market by Curtis Law Estate Agents. Deceptively spacious throughout with a neutral finish, this home offers the perfect blank canvas for first time buyers who are looking to get onto the property ladder. Boasting a generously sized lounge, modern fitted kitchen, downstairs WC, three bedrooms, a three-piece bathroom suite, shared driveway, and a delightful rear garden, this home ticks all the boxes for first-time buyers and is a must-see!

This property, conveniently situated near Blackburn Town Centre, offers easy access to an abundance of local amenities, including shops, convenience stores, supermarkets, and retail parks. Additionally, it boasts close proximity to well-regarded schools. Commuters will appreciate the nearby M65/M6 motorway links and excellent bus routes connecting to surrounding towns.

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

- Detached Property
- Ideal First Time Buy
- Downstairs WC
- No Chain Delay
- Shared Driveway
- Council Tax Band B
- Three Bedrooms
- Close To Local Amenities
- Leasehold

**Offers in excess of £135,000**

# Mosley Walk, Blackburn

## Ground Floor

### Hallway

11'1" x 5'1" (3.39m x 1.57m)

Composite front door to hallway, ceiling light fitting, central heating radiator, thermostat, doors to the kitchen, lounge and WC, stairs to first floor, carpeted flooring.

### Lounge

15'10" x 13'5" (4.83m x 4.11m)

UPVC double glazed window, uPVC double glazed Patio doors to the rear garden, two ceiling light fittings, two central heating radiators, door to under stair storage, carpeted flooring.

### Kitchen

11'1" x 7'4" (3.39m x 2.25m)

UPVC double glazed window, a range of white gloss wall and base units with wood effect worktops, inset stainless steel one and a half sink and drainer, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, wall mounted combi boiler in wall unit, ceiling light fitting, central heating radiator, carbon monoxide alarm, wood effect flooring.

### WC

5'1" x 3'11" (1.56m x 1.21m)

UPVC double glazed frosted window, a low level, close coupled WC, full pedestal wash basin, ceiling light fitting, central heating radiator, extractor fan, consumer unit, vinyl flooring.

## First Floor

### Landing

8'11" x 6'3" (2.74m x 1.91m)

Ceiling light fitting, smoke alarm, loft access via hatch, doors to three bedrooms and a modern bathroom suite, further door to storage cupboard, carpeted flooring.

### Bedroom One

15'10" x 9'3"/5'2" (4.83m x 2.84m/1.58m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, carpeted flooring.

### Bedroom Two

9'6" x 8'7" (2.92m x 2.63m)

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



### Bedroom Three

8'4" x 5'10" (2.56m x 1.80m)

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

### Bathroom

9'9" x 6'2" (2.98m x 1.90m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of a low level, close coupled WC, full pedestal wash basin with tiled elevation, panel bath with direct feed shower and tiled elevations, ceiling light fitting, central heating radiator, extractor fan, vinyl flooring.

### External

#### Front

Shared driveway.

#### Rear

Enclosed, laid to lawn garden, shed, gated access to the front of the property.

### Agents Notes

Tenure: Freehold

Council Tax Band: B - Blackburn with Darwen

EPC: C

No Chain Delay

Property Type: 3 bed detached house

Property Construction: Brick

Water Supply: Mains connected – United Utilities

Electricity Supply: Connected

Gas Supply: Connected

Sewerage: Mains connected – United Utilities

Heating: Gas Central Heating

Broadband: Not known

Mobile Signal: Not known

Parking: Driveway to right of property

Building Safety: Not known

Rights & Restrictions: Please refer to solicitors

Flood & Erosion Risks: Please refer to solicitors

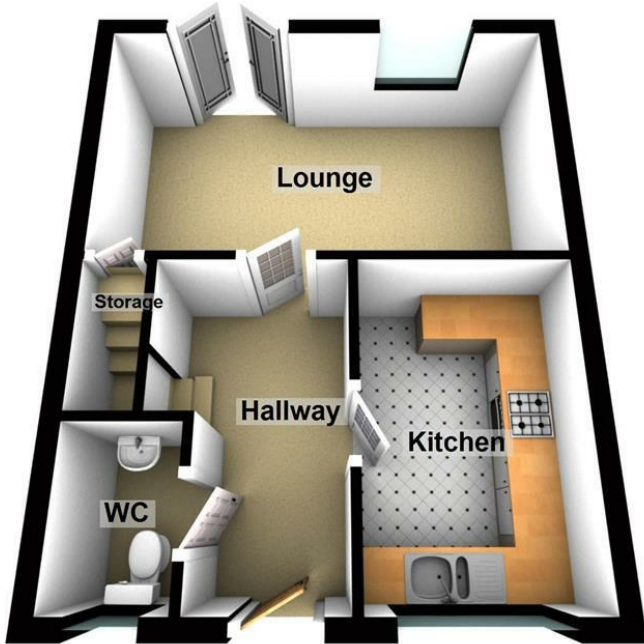
Planning Permissions & Development Proposals: Please refer to solicitors

Property Accessibility & Adaptions: Please refer to solicitors

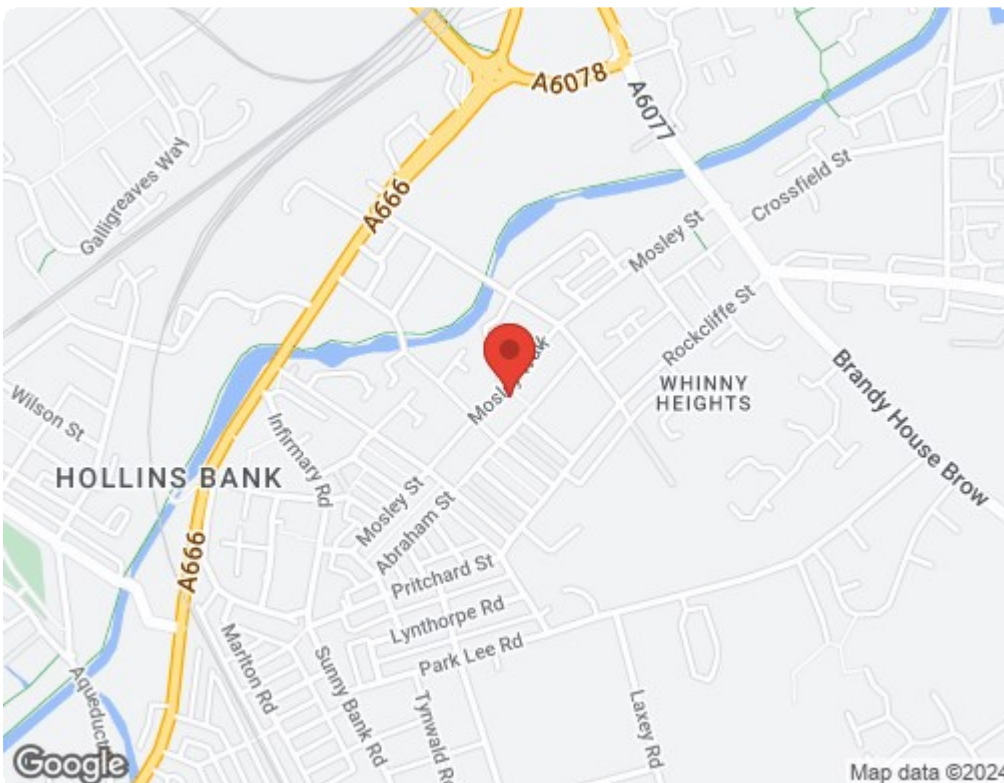
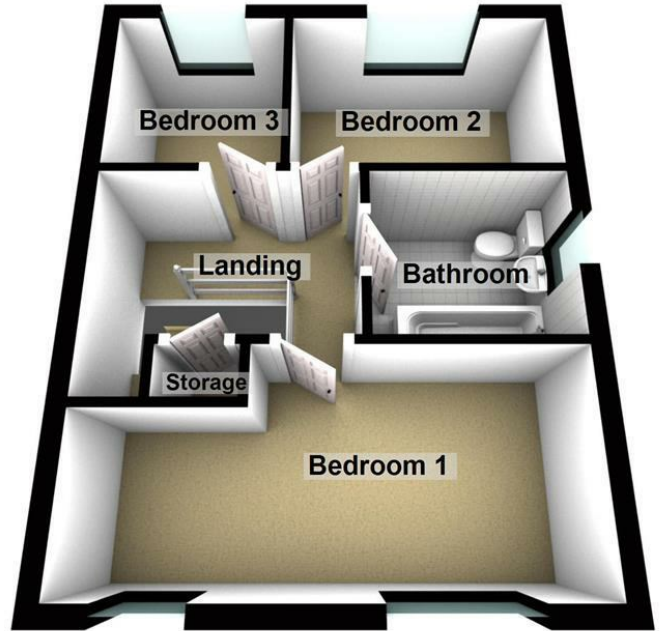
Coalfield & Mining Area: Please refer to solicitors



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC