



## School Street, Blackburn

\*\*\* CHAIN FREE TWO BEDROOM PROPERTY \*\*\*

Tucked away in the heart of Rishton and offering a great location, we are proud to present this chain-free mid-terraced family home to the open market! With an abundance of space throughout and boasting two reception rooms, a fitted kitchen, two double bedrooms, three piece bathroom suite, large loft room and enclosed rear yard, this property would be the ideal rental investment or first time buy!

Conveniently located just off High Street, this property is within close proximity to a range of local amenities including shops, convenience stores, salons, places to eat, pharmacies and well regarded schools! For commuters, there are excellent bus routes to surrounding areas and Rishton train station is just a two minutes' drive away providing transport to Blackburn, Preston and beyond.

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

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.

- Ideal Mid Terraced Home
- Two Double Bedrooms
- Ideal First Time Buy
- Loft Room
- Two Reception Rooms
- Buy To Let Investment
- Close Proximity To Amenities
- Council Tax Band A
- Leasehold

**Offers in the region of £90,000**

# School Street, Blackburn

## Ground Floor

### Entrance Vestibule

3'10" x 3'6" (1.19m x 1.09m)

Hardwood partially double glazed frosted entrance door, coving to ceiling, hardwood single glazed door to hallway, original tile flooring.

### Hallway

12'2" x 3'5" (3.71m x 1.06m)

Ceiling light fitting, central heating radiator, coving to ceiling, thermostat, doors to two reception rooms, stairs to first floor, carpeted flooring.

### Reception Room One

12'9" x 12'4" (3.89m x 3.78m)

Hardwood double glazed window, ceiling light fitting, central heating radiator, meter cupboards, storage cupboard, door to reception room two, wood effect vinyl flooring.

### Reception Room Two

16'4" x 12'6" (4.99m x 3.83m)

Hardwood double glazed window, ceiling spotlights, two feature wall light fittings, central heating radiator, coving to ceiling, feature coal effect fireplace, doors to reception room one, kitchen and under stair storage, wood effect laminate flooring.

### Kitchen

10'7" x 8'5" (3.23m x 2.58m)

Hardwood double glazed window, uPVC partially double glazed frosted door to rear, a range of wood effect wall and base units with contrasting worktops, part tiled splash backs, stainless steel sink and drainer, freestanding 'Hotpoint' electric double oven with four ring electric hob and extractor fan, space for fridge freezer and washing machine, ceiling spotlights, central heating radiator, tiled flooring.

## First Floor

### Landing

7'11" x 5'8" (2.42m x 1.74m)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to two bedrooms and a three piece bathroom suite, carpeted flooring.

### Bedroom One

16'4" x 12'8" (5.00m x 3.87m)

Hardwood double glazed window, two ceiling light fittings, central heating radiator, coving to ceiling, door to under stair storage, stairs to loft room, carpeted flooring.



## Bedroom Two

15'11" x 8'0" (4.86m x 2.45m)

Hardwood double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

## Bathroom

9'9" x 7'0" (2.99m x 2.14m)

Hardwood double glazed frosted window, a three piece bathroom suite comprising of: a low level WC, full pedestal wash basin, panel bath with mains feed showerhead, part tiled elevations, part wood paneling, sliding doors to airing cupboard housing 'Vaillant' combi boiler, ceiling spotlights, tiled flooring.

## Loft

### Loft Room

19'11" x 15'5" (6.09m x 4.70m)

Two Velux skylights, two wall light fittings, access from bedroom one via stairs, laminate wood effect flooring.

## External

### Front

On street parking.

### Rear

Enclosed, low maintenance yard with bedding areas and gated access to alleyway.

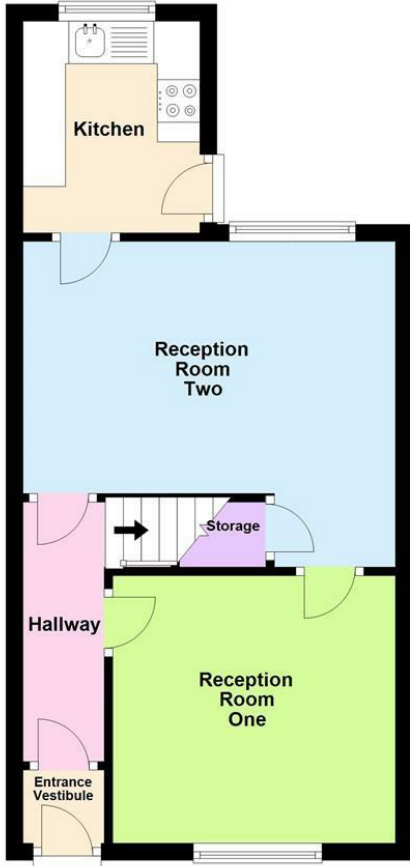
## Agents Notes

Leasehold

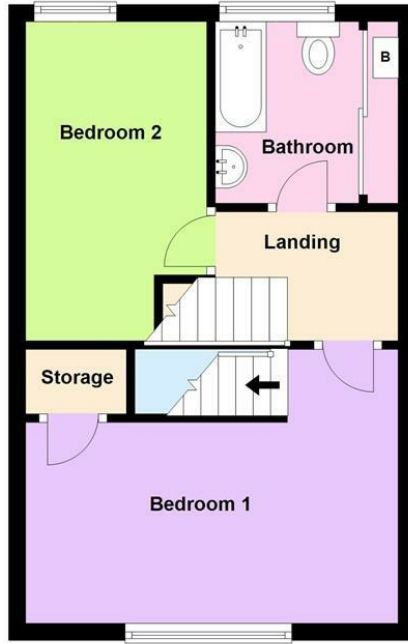
Council Tax Band A- Hyndburn



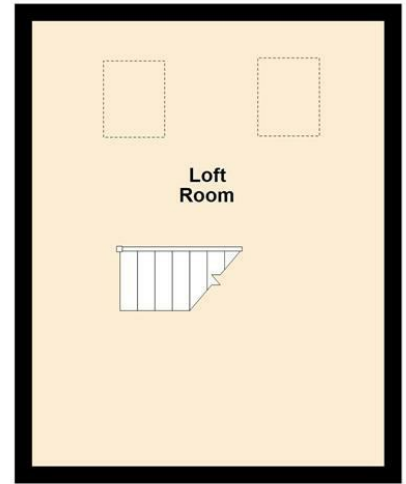
### Ground Floor



### First Floor



### Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC