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ESTATE AGENTS



Highfield Gardens, Blackburn

PUBLIC NOTICE: Curtis Law Estate Agents are now in receipt of an offer for the sum of £135,000 for 37 Highfield Gardens, Blackburn, BB2 3SN. Anyone wishing to place an offer on this property should contact Curtis Law Estate Agents, Belthorn House, Walker Park, Blackburn, BB1 2QE on 01254 920200 before exchange of contracts.

*** EXCELLENT THREE BEDROOM SEMI-DETACHED HOME IN PRIME LOCATION ***

Nestled within a private residential cul-de-sac, this charming three-bedroom semi-detached home is brimming with potential and offers a blank canvas for those eager to create their dream living space. The property features an open-plan living and dining room, a fitted kitchen, three bedrooms, and a family bathroom suite. Completing the appeal is a private and enclosed rear garden, making it a fantastic home for first-time buyers or investors looking to expand their portfolio!

Conveniently located, this property is close to a variety of local amenities, including shops, supermarkets, retail parks, and well-regarded schools. Commuters will appreciate the excellent transport links, providing easy access to Blackburn Town Centre, Darwen, Bolton, and Preston.

Viewing is highly recommended to fully appreciate all this property has to offer. Contact our sales team today to arrange a viewing!

- Semi-Detached Family Home
- Amazing First Time Buy Or Investment
- Spacious Rear Garden
- Three Bedrooms
- Open-Plan Living/Dining Room
- Council Tax Band A
- No Chain Delay
- Driveway Parking
- Freehold

Chain Free £100,000

Highfield Gardens, Blackburn

Ground Floor

Entrance Vestibule

5'6" x 5'3" (1.68m x 1.62m)

Hardwood front door to vestibule, hardwood double glazed frosted window, ceiling light fitting, central heating radiator, door to living room, stairs to first floor, carpeted flooring.

Living Room

15'5" x 11'10" (4.72m x 3.63m)

UPVC double glazed window, ceiling light fitting, central heating radiator, feature fireplace, open access to dining room, door to under stair storage, carpeted flooring.

Dining Room

8'5" x 6'11" (2.59m x 2.13m)

UPVC double glazed sliding doors, ceiling light fitting, central heating radiator, open access to living room, door to kitchen, carpeted flooring.

Kitchen

9'1" x 7'10" (2.78m x 2.40m)

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, integrated electric oven with four ring gas hob, space for fridge freezer, washing machine and dryer, combi boiler housed on wall, ceiling light fitting, central heating radiator, tiled effect flooring.

First Floor

Landing

8'3" x 5'11" (2.54m x 1.81m)

UPVC double glazed window, ceiling light fitting, doors to three bedrooms and bathroom suite, carpeted flooring.

Bedroom One

14'6" x 9'1" (4.42m x 2.77m)

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

Bedroom Two

9'8" x 8'5" (2.95m x 2.59m)

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

Bedroom Three

6'9" x 5'11" (2.07m x 1.81m)

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



Bathroom

6'7" x 5'9" (2.02m x 1.76m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC and wash basin unit, panel bath, part tiled elevations, ceiling light fitting, central heating radiator, wood effect flooring.

External

Front

Driveway parking. laid to lawn garden, gated access to rear.

Rear

Private and enclosed garden with a part patio and laid to lawn garden, mature shrubbery and trees, gated access to front.

Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn With Darwen

EPC: D

Property Type: Semi- detached

Property Construction: Brick

Water Supply: Unknown

Electricity Supply: Unknown

Gas Supply: Unknown

Sewerage: Unknown

Heating: Gas central heating

Broadband: Unknown

Mobile Signal: Good

Parking: Drive

Building Safety: Unknown

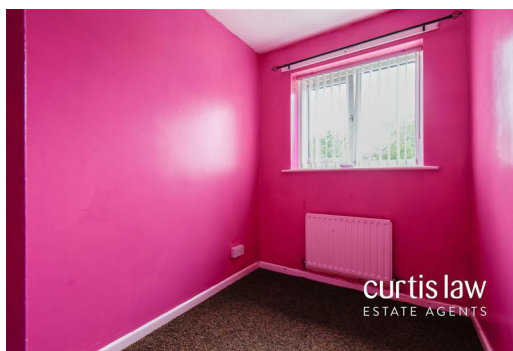
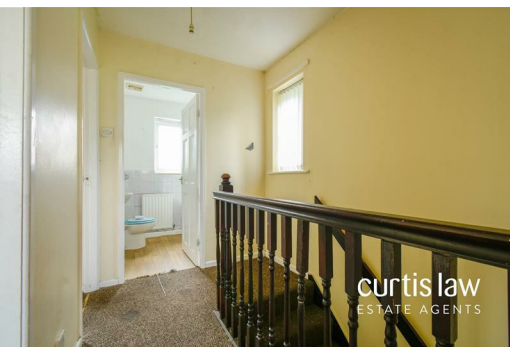
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

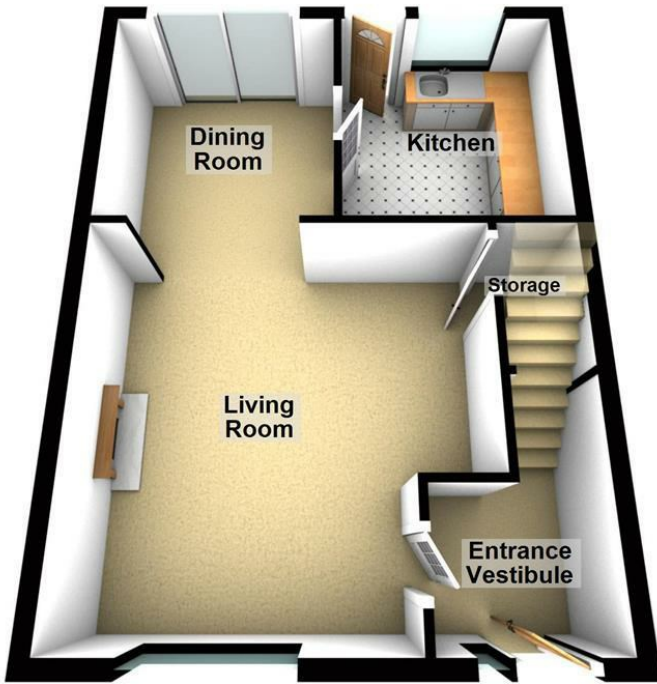
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

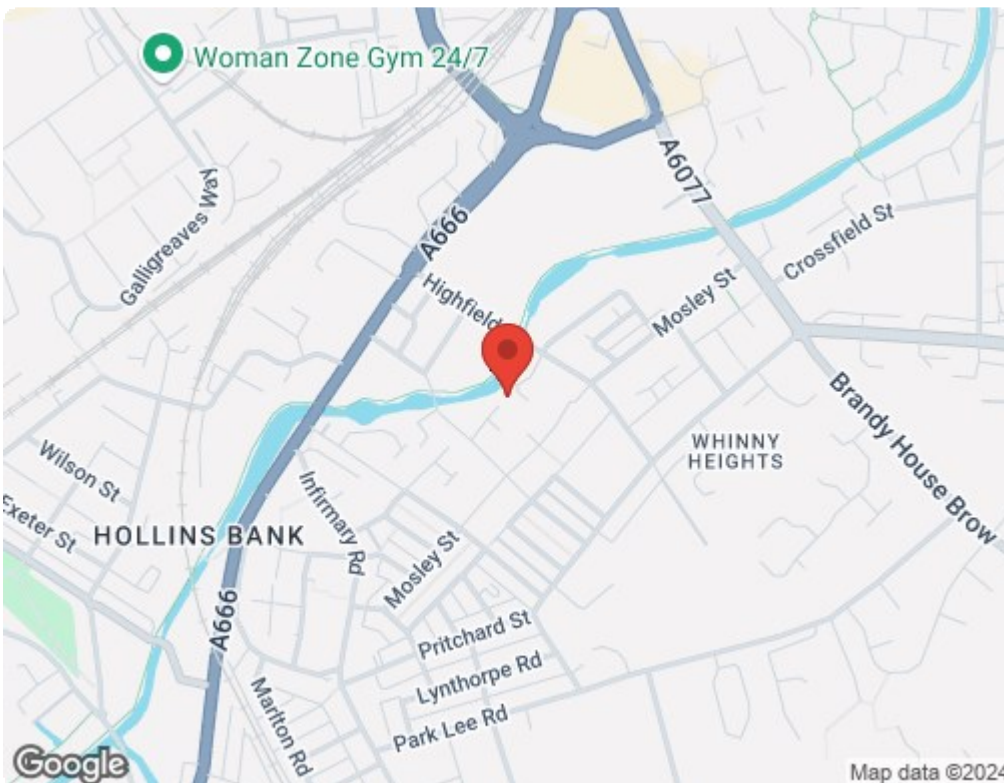
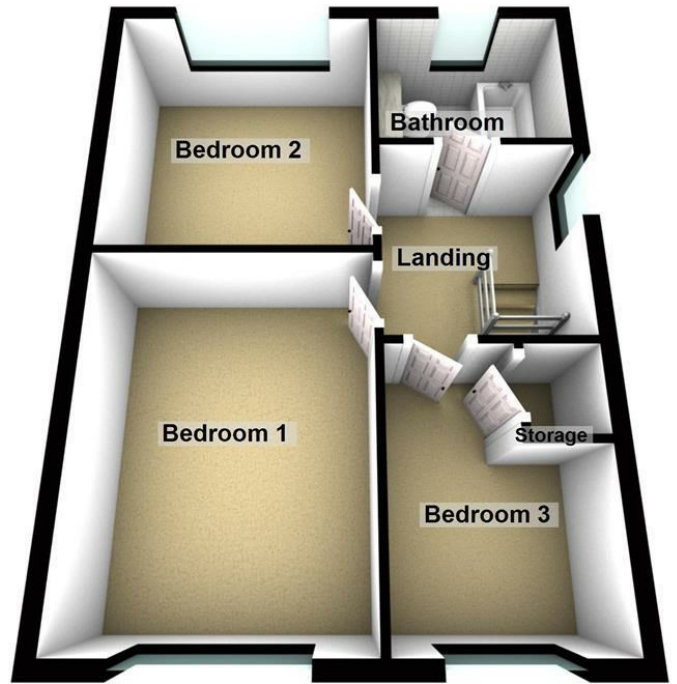
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		