

curtis law

ESTATE AGENTS



Hereford Road, Blackburn

This charming semi-detached house is set on an enviable plot in a highly sought-after area of Blackburn. Featuring a spacious lounge, a modern fitted kitchen and diner, and a convenient downstairs bathroom, this property is ideal for those seeking comfort and style. With two double bedrooms, it provides ample space for first-time buyers or investors looking to expand their portfolios. The large, private rear garden is perfect for outdoor relaxation or hosting gatherings with friends and family. Additionally, the driveway offers off-road parking for added convenience. Offering a blank canvas, this property ticks all the boxes for those wanting to make a house their own.

Conveniently located, this property is just a short drive from the M65 motorway, providing easy access to Blackburn, Great Harwood, Rishton, Accrington, and beyond. It is also surrounded by an abundance of local amenities, including shops, convenience stores, well-regarded schools, and supermarkets.

Don't miss the opportunity to make this stunning semi-detached house your own and enjoy the comfort and convenience it has to offer.

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.

- Semi- Detached Home
- Downstairs Bathroom
- Close To Motorway Links
- Two Double Bedrooms
- Large Rear Garden
- Council Tax Band A
- Modern Fitted Kitchen & Diner
- Driveway For Off Road Parking
- Freehold

Offers in the region of £110,000

Hereford Road, Blackburn

Ground Floor

Entrance Hallway

8'0" x 5'11" (2.45m x 1.81m)

UPVC double glazed door to entrance hallway, ceiling light fitting, central heating radiator, dado rail, doors to lounge, kitchen/diner and bathroom, stairs to first floor, wood effect flooring.

Lounge

14'11" x 11'4" (4.55m x 3.46m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, feature gas fireplace with stone hearth and surround, built in storage cupboard, wood effect flooring.

Bathroom

7'6" x 4'7" (2.29m x 1.42m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, vanity wash basin with mixer tap, panel p-shaped bath with electric feed shower, full tiled elevations, ceiling light fitting, central heating towel rail, extractor fan, tiled flooring.

Kitchen/ Diner

13'6" x 11'1" (4.14m x 3.38m)

Two uPVC double glazed windows, hardwood door to rear garden, a range of black gloss wall and base units with wood effect worktops, part tiled splashbacks, inset stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, wall mounted combi boiler, breakfast bar with space for washing machine, two ceiling light fittings, central heating radiator, door to under stair storage, tiled flooring.

First Floor

Landing

UPVC double glazed window, ceiling light fitting, smoke alarm, doors to two double bedrooms, carpeted flooring.

Bedroom One

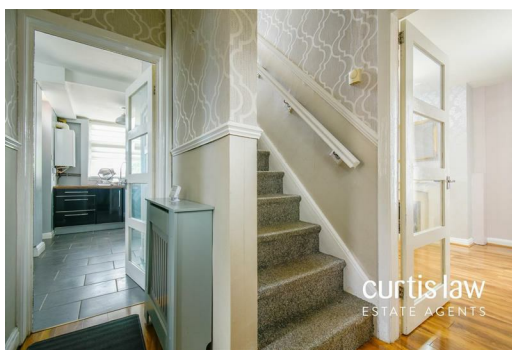
14'11" x 11'4" (4.57m x 3.47m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, double doors to built in wardrobe, wood effect flooring.

Bedroom Two

14'11" x 7'10" by 4'11" x 3'2" (4.55m x 2.41m by 1.51m x 0.99m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, door to over stair storage, wood effect flooring.



External

Front

Driveway for off road parking.

Rear

Large and enclosed garden with decking, patio and laid to lawn garden, mature shrubbery and bedding areas, shed, wood fence surround.

Agents Notes

Tenure: Freehold

Council Tax Band: A

Property Type: Semi detached

Property Construction: Red brick - property built est. 1935

Water Supply: Yes - United Utilities

Electricity Supply: Yes - Octopus Energy

Gas Supply: Yes - Octopus Energy

Sewerage: Normal public sewer system

Heating: Gas central heating via combi boiler (boiler ~ 3 years old)

Broadband: Yes, but unknown how good it is in the area.

Mobile Signal: Excellent

Parking: Driveway and additional on street parking

Building Safety: Good as far as vendor is aware

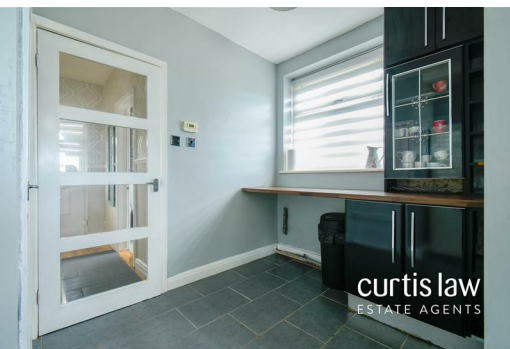
Rights & Restrictions: Unknown

Flood & Erosion Risks: None

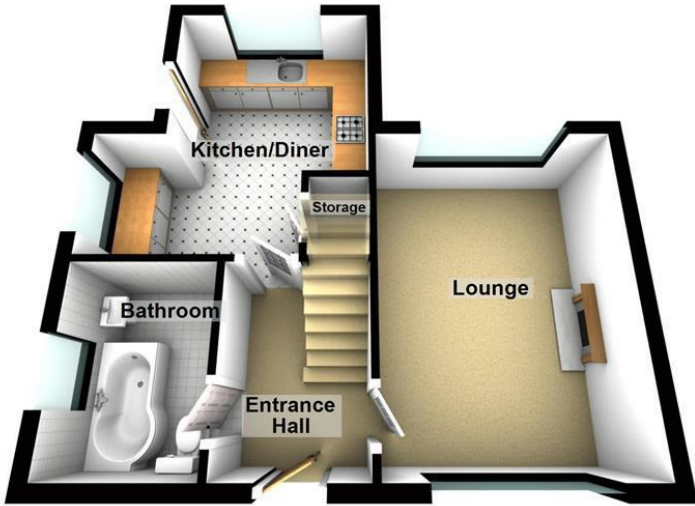
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: No accessibility issues, and no adaptations

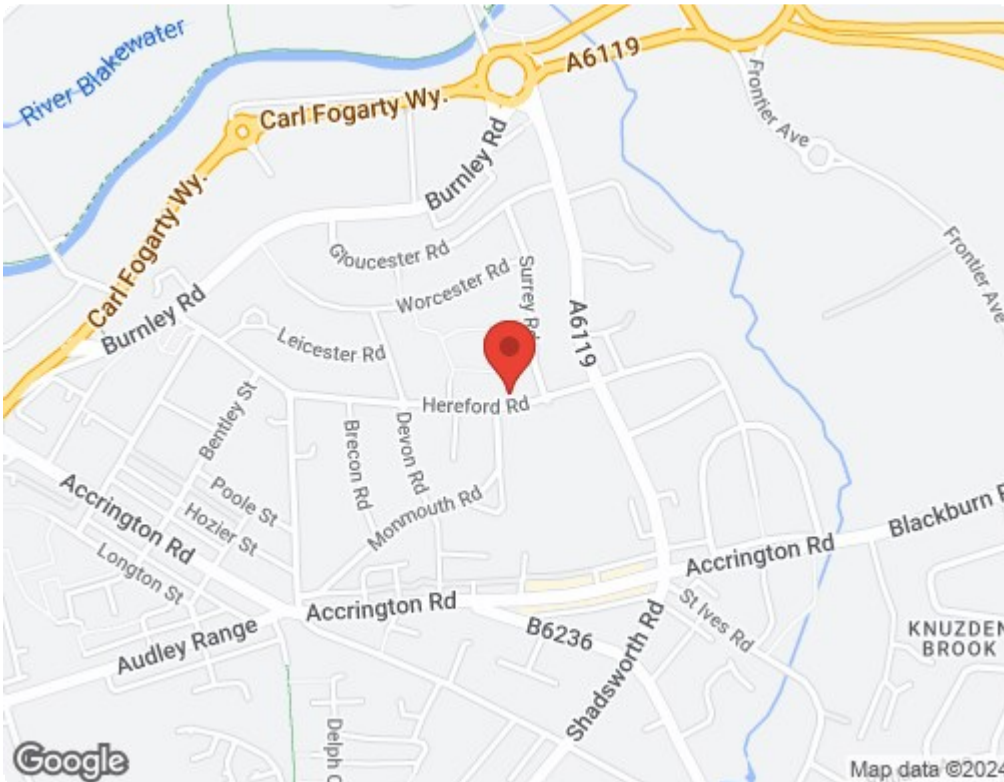
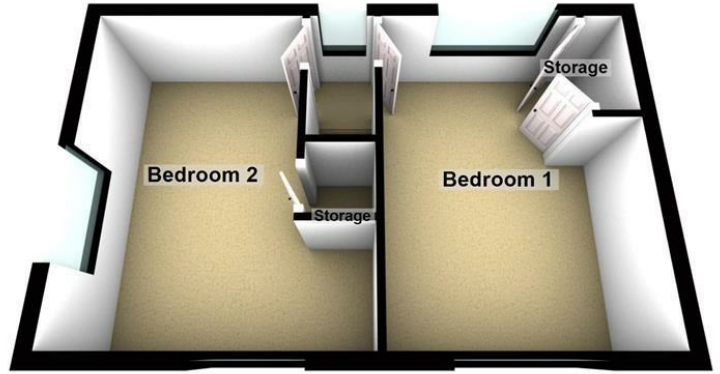
Coalfield & Mining Area: Unknown, but vendor doesn't believe there has been at any point



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77
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		