

# curtis law

## ESTATE AGENTS



### Orchard Street, Blackburn

**PUBLIC NOTICE:** Curtis Law Estate Agents are now in receipt of an offer for the sum of £69,000 for 25, Orchard Street, Great Harwood, Blackburn, BB6 7EE. 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.

\*\*\* FANTASTIC TWO BEDROOM TERRACE WITH NO CHAIN DELAY \*\*\*

Curtis Law Estate Agents are delighted to present this stone-built mid-terrace home, offered without an onward chain. Requiring a full renovation and modernisation, this property is the perfect rental investment opportunity and is expected to be in high demand. Featuring two reception rooms, a kitchen, two double bedrooms, and a three-piece bathroom suite, this property ticks all the boxes and shouldn't be missed!

There are a range of local amenities within close proximity along with excellent network links providing easy access to Blackburn, Accrington, Clitheroe and Burnley.

Contact our sales team to arrange a viewing on this property!

- Mid- Terrace Property
- Ideal Investment Opportunity
- Sought After Location
- No Onward Chain
- Two Reception Rooms
- Council Tax Band A
- Two Double Bedrooms
- In Need Of Full Renovation
- Leasehold

**Chain Free £55,000**

# Orchard Street, Blackburn

## Ground Floor

### Entrance Vestibule

3'7" x 3'1" (1.10m x 0.94m)

Hardwood door to vestibule, door to reception room one.

### Reception Room One

13'6" x 10'7" (4.12m x 3.25m)

UPVC double glazed window, ceiling light fitting, central heating radiator, dado rail, feature fireplace, meter cupboard, open access to reception room two.

### Reception Room Two

13'4" x 12'11" (4.08m x 3.96m)

UPVC double glazed window, ceiling light fitting, central heating radiator, dado rail, feature fireplace, meter cupboard, open access to reception room one, double doors to kitchen, door to stairs.

### Kitchen

11'7" x 7'2" (3.54m x 2.20m)

Two uPVC double glazed windows, a range of wall and base units with contrasting worktops, part tiled splashbacks, inset sink and drainer with mixer tap, freestanding double oven with four ring hob and extractor hood, space for fridge freezer, plumbing for washing machine, wall mounted combi boiler, ceiling spotlights, access to yard.

## First Floor

### Landing

6'5" x 5'8" (1.97m x 1.73m)

Ceiling light fitting, doors to two double bedrooms, stairs leading up to bathroom suite.

### Bedroom One

13'5" x 10'3" (4.11m x 3.13m)

UPVC double glazed window, ceiling light fitting, central heating radiator, doors to storage.

### Bedroom Two

13'5" x 9'2" (4.11m x 2.81m)

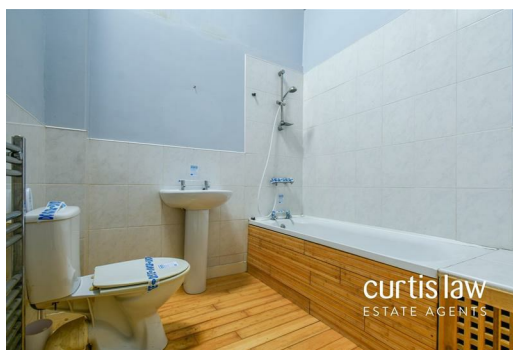
UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, doors to storage.

### Bathroom

6'10" x 6'8" (2.10m x 2.05m)

Velux skylight, a three piece bathroom suite comprising of: a close coupled WC, full pedestal wash basin, panel bath with showerhead, part tiled elevations ceiling spotlights, central heating towel rail.

## External



## Front

On street parking.

## Rear

Enclosed yard.

## Agents Notes

Tenure: Leasehold

Council Tax Band: A - Hyndburn

Property Type: Mid- terrace

Property Construction: Stone built

Water Supply: Unknown

Electricity Supply: Unknown

Gas Supply: Unknown

Sewerage: Unknown

Heating: Unknown

Broadband: Unknown

Mobile Signal: Unknown

Parking: On street parking

Building Safety: Unknown

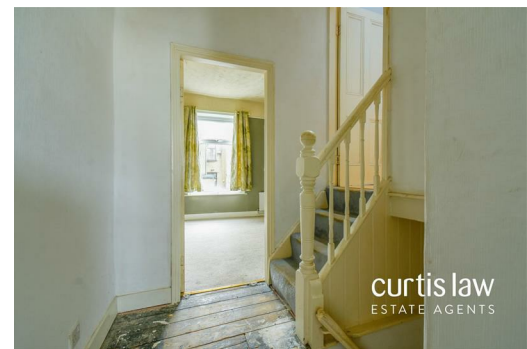
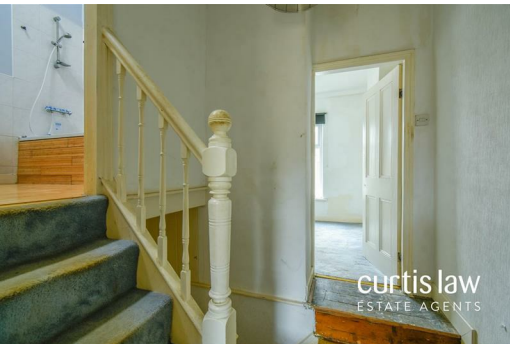
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

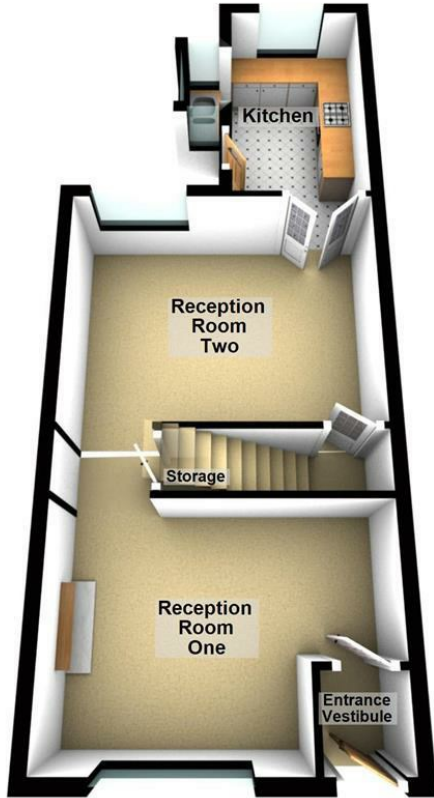
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

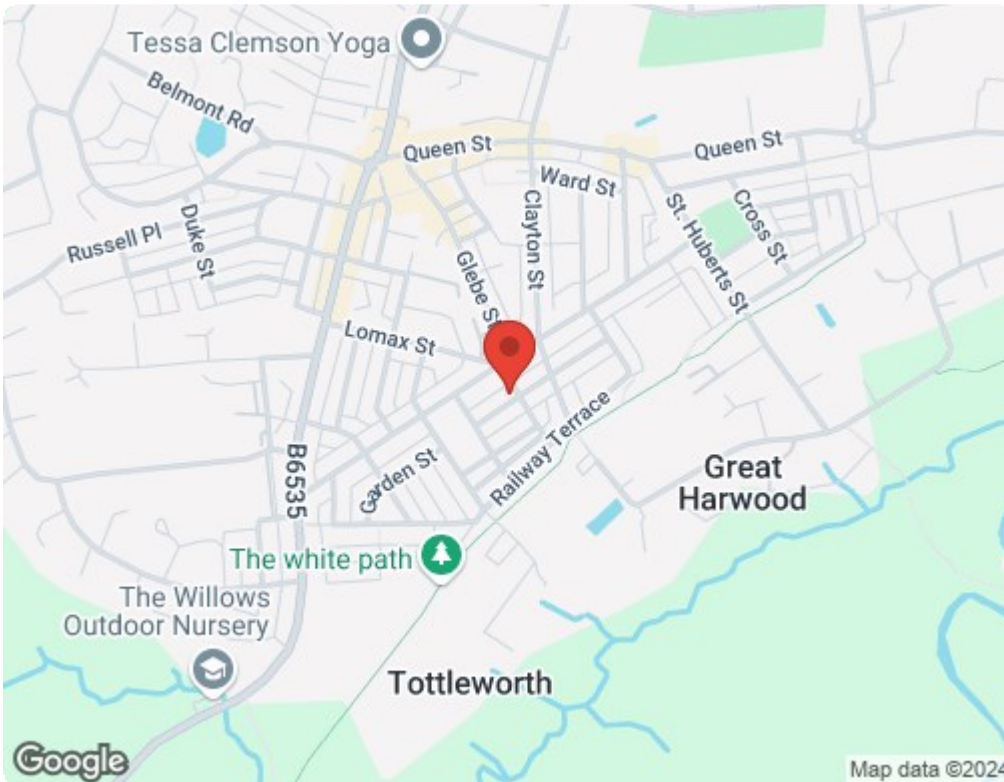
Coalfield & Mining Area: Unknown



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	54	
(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>		
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