

# curtis law

## ESTATE AGENTS



### Brothers Street, Blackburn

\*\*\* CHARMING & SPACIOUS TWO BEDROOM MID-TERRACE - NO CHAIN DELAY \*\*\*

Curtis Law Estate Agents are proud to present this fantastic mid-terrace home located in one of Blackburn's most sought-after areas. Offering excellent living accommodation with an impressive and spacious layout, this property is brimming with potential, perfect for those looking to make a house their own! Featuring a large reception room, modern fitted kitchen/ dining room with utility access, two generously sized bedrooms, a four-piece bathroom suite, and a lovely rear yard, this home truly ticks all the boxes and comes with the added benefit of no onward chain.

Situated in the sought-after area of Mill Hill, this property is close to a variety of local amenities, including shops, convenience stores, cafes, a post office, and Mill Hill Community Centre. The area boasts well-established schools such as St. Aidan's Primary School and Saint Peter's Primary School. Commuters will appreciate the convenience of nearby bus stops and Mill Hill train station, which is a short drive away and provides easy access to Blackburn Town Centre, Preston, and beyond.

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

Please Note: All viewings are strictly by appointment only through Curtis Law Estate Agents. Please be advised that we have not tested any apparatus, equipment, fixtures, fittings, or services, and therefore cannot verify their working order or suitability for purpose.

- Charming Mid- Terraced Home
- Sought After Location
- Large Kitchen/ Dining Room With Utility Room
- Two Good Sized Bedrooms
- Perfect First Time Buy
- Council Tax Band A
- No Chain Delay
- Freehold
- Deceptively Spacious With An Abundance Of Potential

**Offers in the region of £120,000**



# Brothers Street, Blackburn

## Ground Floor

### Entrance Vestibule

3'9" x 3'6" (1.15m x 1.07m)

Composite front door to vestibule, single glazed windows, hardwood single glazed door to lounge, meter cupboard, carpeted flooring.

### Lounge

17'0" x 13'3" (5.20m x 4.05m)

UPVC double glazed window, ceiling light fitting, wall light fittings, central heating radiator, coving to ceiling, feature electric fireplace, double doors to the kitchen/ dining room, stairs to first floor, carpeted flooring.

### Kitchen/ Dining Room

13'3" x 11'8" (4.05m x 3.56m)

Hardwood double glazed window, a range of wood effect wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel sink and drainer with high spout mixer tap, built in electric oven and grill in high level unit, integrated four ring gas hob with extractor fan, space for fridge freezer, breakfast bar with space for stools, space for dining set, two ceiling light fittings, central heating radiator, coving to ceiling, door to utility, tiled effect flooring.

### Utility Room

5'9" x 5'7" (1.77m x 1.72m)

Hardwood double glazed windows, hardwood double glazed frosted door to rear yard, wall and base units with worktops and under counter space for washing machine and dryer, wall mounted boiler, ceiling light fitting, central heating radiator, tiled effect flooring.

## First Floor

### Landing

5'6" x 5'4" (1.70m x 1.63m)

Ceiling light fitting, doors to two bedrooms and a four piece bathroom suite, carpeted flooring.

### Bedroom One

13'9" x 13'3" (4.21m x 4.05m)

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

### Bedroom Two

11'11" x 7'4" (3.64m x 2.25m)

Hardwood double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, built in bedroom furniture including vanity, double doors leading to built in wardrobes, carpeted flooring.



## Bathroom

8'7" x 5'3" (2.63m x 1.61m)

Hardwood double glazed frosted window, a four piece bathroom suite comprising of: a close coupled WC, full pedestal wash basin, panel bath with showerhead attachment, corner enclosed shower cubicle, tiled elevations, ceiling light fitting, central heating radiator, vinyl flooring.

## External

### Front

Gated courtyard, on street parking.

### Rear

Enclosed, low maintenance yard with gated access to the back of the property.

## Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

Property Type: Mid- terrace

Property Construction: Stone fronted with slate roof

Water Supply: Mains - United Utilities

Electricity Supply: Mains - British Gas

Gas Supply: Mains - British Gas

Sewerage: Mains - United Utilities

Heating: Gas central heating

Broadband: Virgin

Mobile Signal: Good

Parking: On street parking

Building Safety: Fully working alarm system

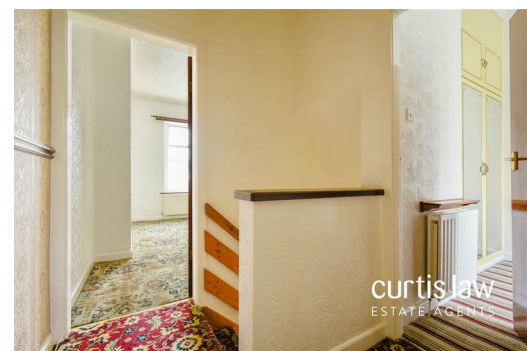
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

Planning Permissions & Development Proposals: Unknown

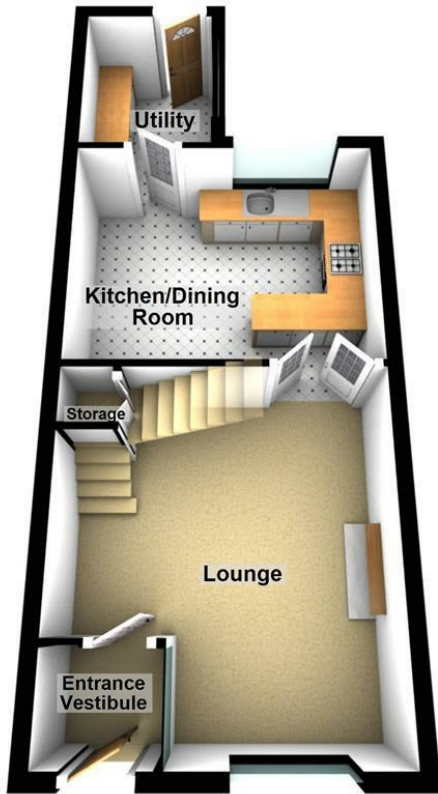
Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown

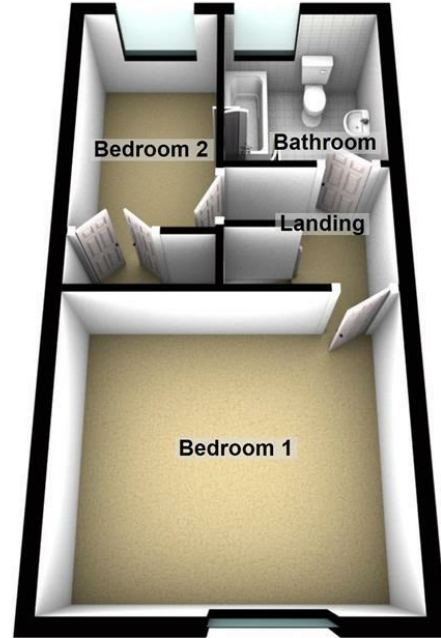




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC