

curtis law

ESTATE AGENTS



Beverley Street, Blackburn

*** CHARMING MID-TERRACE HOME - IDEAL FOR FIRST TIME BUYERS ***

Curtis Law Estate Agents are delighted to present this beautifully maintained two-bedroom mid-terrace home to the market. Impeccably cared for by its current owner, this property boasts stylish decor and excellent living spaces, including two spacious reception rooms, a fitted kitchen, two double bedrooms, a modern bathroom suite, and an enclosed yard. It is the perfect choice for first-time buyers or those looking to downsize to a move-in-ready home.

Conveniently located, the property is close to a variety of amenities such as shops, cafes, a post office, and medical facilities. The area is also home to well-regarded schools, including St. Aidan's Primary School and Meadowhead Junior School. Additionally, Mill Hill train station is nearby, offering easy access to surrounding towns and cities.

This property is truly a must-see. Contact our sales team today 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.

- Mid-Terrace Property
- Ideal First Time Buy
- On Street Parking
- Immaculately Presented
- Two Good Sized Bedrooms
- Council Tax Band A
- Two Generous Reception Rooms
- Four Piece Bathroom Suite
- Freehold

Offers in the region of £125,000

Beverley Street, Blackburn

Ground Floor

Entrance Vestibule

3'6" x 3'4" (1.07m x 1.04m)

UPVC double glazed front entrance door, coving to ceiling, picture rail, stained glass hardwood door to hallway.

Hallway

10'11" x 3'4" (3.35m x 1.04m)

Ceiling light fitting, central heating radiator, coving to ceiling, picture rail, doors to two reception rooms, stairs to first floor, tiled effect vinyl flooring.

Reception Room One

11'8" x 10'3" (3.57m x 3.14m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, ceiling rose, picture rail, feature wall housing a gas fire with a granite surround, meter cupboard, wood effect flooring.

Reception Room Two

14'2" x 14'0" (4.34m x 4.27m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, feature gas fireplace, television point, doors to kitchen and under stair storage, wood effect flooring.

Kitchen

17'8" x 5'8" (5.41m x 1.73m)

Two uPVC double glazed windows, UPVC double glazed door to the rear, a range of wood paneled wall and base units with granite effect worktops, part tiled splash backs, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for American fridge freezer, plumbing for washing machine, breakfast bar, two ceiling light fittings, central heating radiator, coving to ceiling, wood effect flooring.

First Floor

Landing

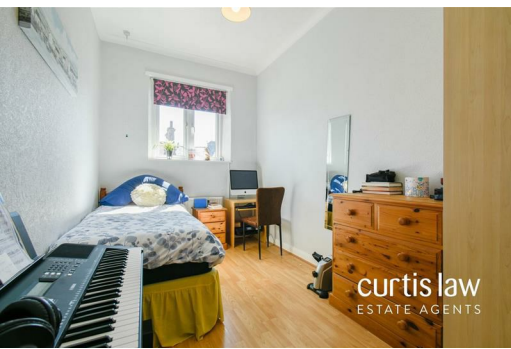
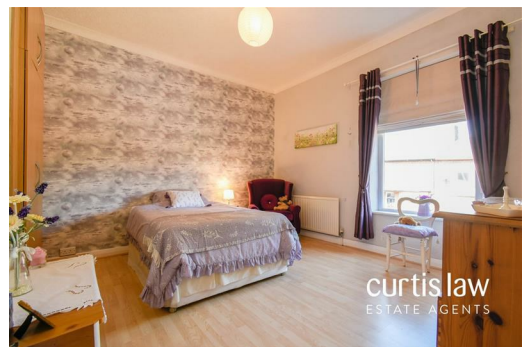
7'6" x 6'5" (2.30m x 1.97m)

Ceiling light fitting, picture rail, smoke alarm, doors to two bedrooms and a bathroom suite, carpeted flooring.

Bedroom One

14'1" x 11'10" (4.31m x 3.63m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, built in wardrobes, wood effect flooring.



Bedroom Two

13'10" x 7'4" (4.23m x 2.25m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, built in wardrobes, wood effect flooring.

Bathroom

9'1" x 6'3" (2.79m x 1.91m)

UPVC double glazed window, a four piece bathroom suite comprising of: a close coupled, dual flush WC, bidet, full pedestal wash basin with mixer tap, paneled bath with direct feed overhead shower, part tiled elevations, ceiling spotlights, chrome central heating towel rail, door to storage, tiled flooring.

External

Front

On street parking, garden fronted.

Rear

Enclosed paved yard, shed, gated access to alleyway.

Agent Notes

Tenure: Freehold

Council Tax Band: A (Blackburn with Darwen) - est. £1,414 per annum

EPC: D

Property Type: Mid terrace property

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: Octopus

Gas Supply: Octopus

Sewerage: United Utilities

Heating: Gas - Octopus / Newly installed boiler (two years warranty left)

Broadband: Good - Virgin

Mobile Signal: Good

Parking: On street parking

Building Safety: Unknown

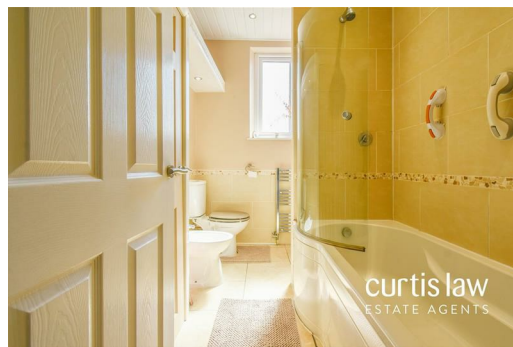
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

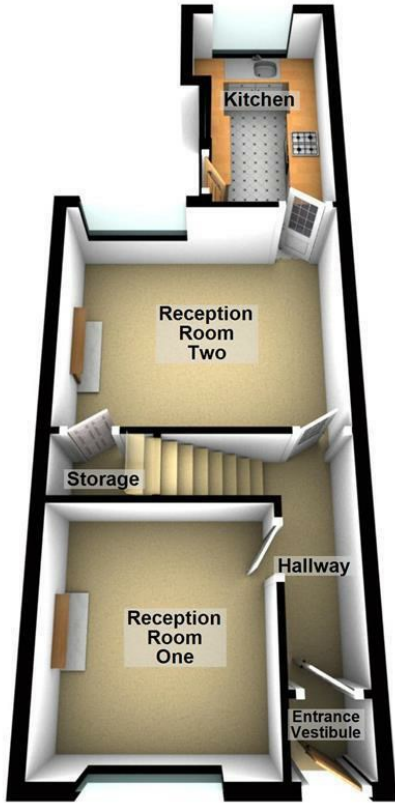
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: No adaptions. Steps on entrance.

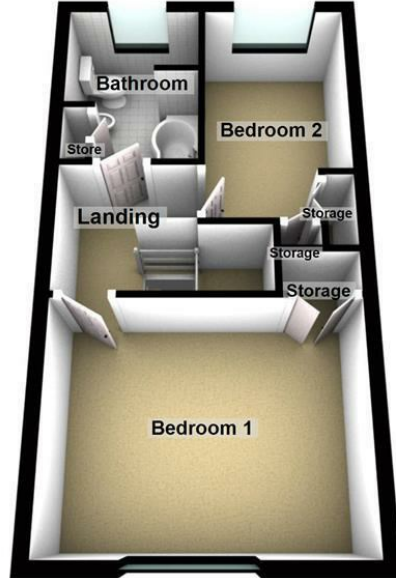
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC