

curtis law

ESTATE AGENTS



Water Street, Blackburn

*** EXCEPTIONAL THREE BEDROOM HOME WITH NO CHAIN DELAY ***

This stunning and beautifully refurbished mid-terrace home is a true gem, offering a blend of contemporary style and comfort. With its sleek, neutral design, this property provides the perfect backdrop for personal touches, making it easy to transform into your dream home. The layout includes three bedrooms, two spacious reception rooms, a modern fitted kitchen, and a three piece bathroom suite. Whether you're a first-time buyer or looking to downsize, this home is move-in ready, offering a seamless blend of modern amenities and cosy charm. The property also benefits from a low-maintenance outdoor space, perfect for enjoying the warmer months. Don't miss the opportunity to make this stylish and inviting home your own!

Located just a short stroll from Great Harwood Town Centre, this property offers easy access to a wealth of local amenities, including shops, supermarkets, doctors' offices, hairdressers, and more. Additionally, excellent transport links and bus routes ensure convenient travel to Blackburn, Preston, and surrounding areas.

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

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.

- Mid- Terraced Home
- Three Spacious Bedrooms
- Sought-After Residential Location
- No Chain Delay
- Perfect First Home
- Council Tax Band A
- Newly Refurbished Throughout
- Attractive Enclosed Rear Yard
- Leasehold

Offers over £130,000

Water Street, Blackburn

Ground Floor

Entrance Vestibule

3'10" x 3'2" (1.17m x 0.98m)

UPVC front door to vestibule, coving to ceiling, meter cupboard, door to hallway, laminate flooring.

Hallway

10'7" x 3'2" (3.24m x 0.98m)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to dining room, stairs to first floor, laminate flooring.

Dining Room

13'11" x 13'2" (4.26m x 4.02m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, doors to kitchen and under stair storage, open access to living room, laminate flooring.

Living Room

11'4" x 10'3" (3.47m x 3.14m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, meter cupboard, open access to dining room, laminate flooring.

Kitchen

14'0" x 6'7" (4.28m x 2.01m)

Two uPVC double glazed windows, uPVC double glazed frosted door to rear, a range of grey matte wall and base units with contrasting granite effect worktops, tiled splashbacks, inset stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric oven with five ring gas hob with extractor hood and splashback, space for fridge, freezer, washer and dryer/ dishwasher, wall mounted combi boiler, ceiling spotlights, central heating radiator, tiled effect flooring.

First Floor

Landing

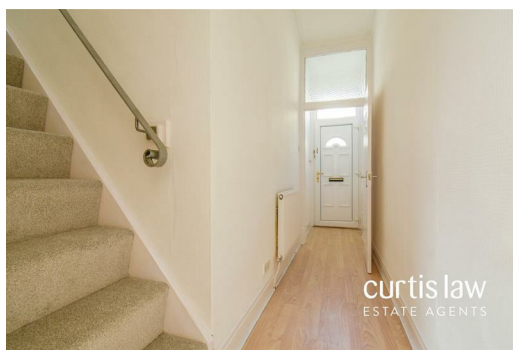
7'0" x 6'0" by 3'3" x 3'2" (2.15m x 1.85m by 1.00m x 0.98m)

Ceiling light fitting, coving to ceiling, doors to three bedrooms and a family bathroom suite, pale grey new carpeted flooring.

Bedroom One

13'11" x 11'4" (4.25m x 3.47m)

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



Bedroom Two

9'7" x 7'4" (2.93m x 2.24m)

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

Bedroom Three

9'0" x 6'3" (2.75m x 1.93m)

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

Bathroom

9'3" x 3'10" (2.84m x 1.17m)

A three piece bathroom suite; a low level, close coupled WC, full pedestal wash basin, panel bath with showerhead, full tiled elevations, ceiling spotlights, central heating towel rail, tiled flooring.

External

Front

On street parking.

Rear

Enclosed, low maintenance yard with gated access to alley.

Agents Notes

Tenure: Leasehold

Council Tax Band: A - Hyndburn

Property Type: Mid- terrace

Property Construction: Brick

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Unknown

Heating: Gas central heating, combi boiler

Broadband: Unknown

Mobile Signal: Good

Parking: On street parking

Building Safety: Unknown

Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

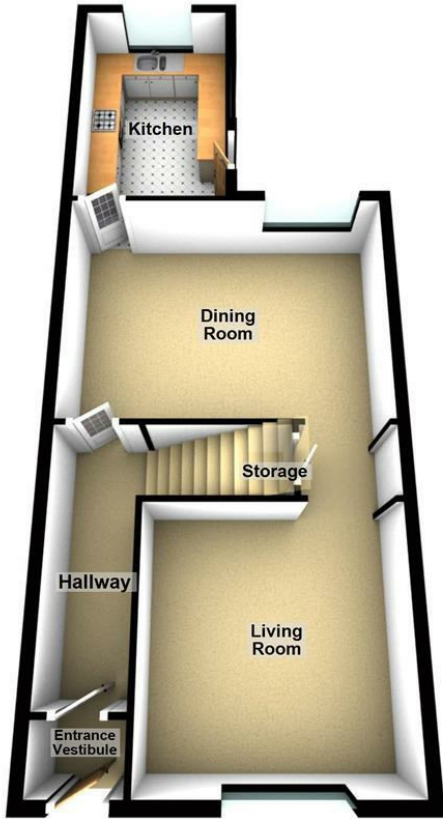
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

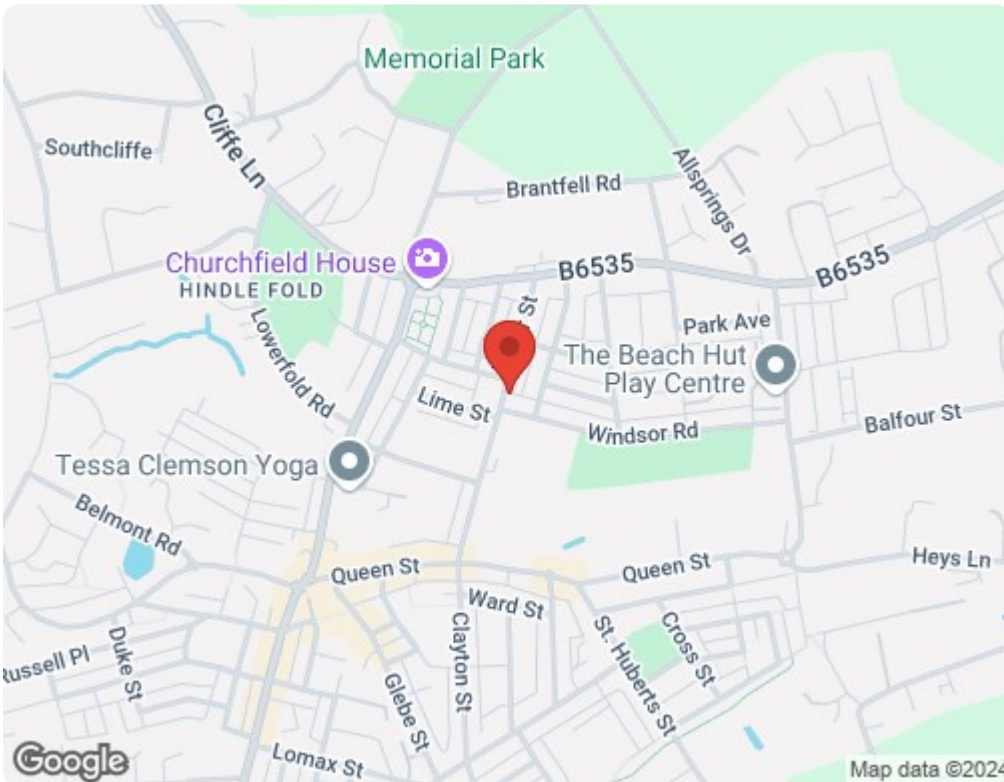
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
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		