

# curtis law

## ESTATE AGENTS



### Redlam, Blackburn

\*\*\* FULLY RENOVATED FOUR BEDROOM TERRACE IN REDLAM \*\*\*

This exceptional four-bedroom mid-terrace home in the sought-after Redlam area is a model of modern elegance. Meticulously renovated with high-quality fixtures and fittings, it boasts exposed brick walls, oak doors and feature staircase. The property exemplifies contemporary living at its best, offering a move-in-ready finish that is perfect for first-time buyers or growing families. A true credit to its owner, this home seamlessly combines style and sophistication.

As you enter this property, you'll be amazed by the expansive open-plan living, dining, and kitchen area, designed to impress. The home features four well-sized bedrooms, a stylish four-piece bathroom suite, and a rear yard with private parking. This residence offers everything you could want and is an opportunity not to be missed!

Ideally situated, this property is close to amenities such as supermarkets, convenience stores, cafes, and doctors. Witton Country Park and Griffin Park are just a short walk away, offering beautiful walks and picnic spots. It's also in the catchment area for Witton Park High School and Griffin Park Primary School. Commuters will appreciate the nearby bus routes to Blackburn, Burnley, and Preston, as well as easy access to Junction 3 of the M65, just a ten-minute drive away.

- Impressive Mid- Terrace Home
- Open Plan Living Room, Dining Room & Kitchen
- Close To Local Amenities
- Four Bedrooms
- Four Piece Bathroom Suite
- Council Tax Band A
- No Chain Delay
- Fully Renovated With High Quality Fixtures & Fittings
- Freehold

**Offers over £150,000**

# Redlam, Blackburn

## Ground Floor

### Entrance Vestibule

4'3" x 4'3" (1.32m x 1.31m)

Composite front door, fitted unit with doors to consumer unit and gas/ electric meters, door to living room, carpeted flooring.

### Living Room

22'6" x 17'6" (6.87m x 5.35m)

Two uPVC double glazed windows, ceiling spotlight, two central heating radiators, exposed wood beam and brick walls, fireplace point, mains wired smoke alarm, open plan to the dining room and kitchen area, feature staircase with oak handrail and glass balustrade, laminate flooring.

### Dining Room

14'0" x 13'1" (4.29m x 4.01m)

Ceiling spotlights, four wall light fittings, central heating radiator, space for dining set, open plan to living room and kitchen, laminate flooring.

### Kitchen

13'1" x 12'6" (4.00m x 3.82m)

UPVC double glazed window, uPVC double glazed door to rear, a range of matte wall and base units with wood effect laminate worktops, part tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven and four ring gas hob with extractor hood, space for fridge freezer, plumbing for washing machine, ceiling light fitting, central heating radiator, open access to dining room, tiled flooring.

## First Floor

### Landing

13'3" x 7'9" (4.05m x 2.37m)

UPVC double glazed window, ceiling light fitting, mains wired smoke alarm, loft access via hatch, Oak doors to four bedrooms, a four piece bathroom suite, two airing cupboards, carpeted flooring.

### Bedroom One

13'6" x 10'4" (4.14m x 3.16m)

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

### Bedroom Two

14'4" x 6'8" (4.39m x 2.05m)

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



### Bedroom Three

11'10" x 6'6" (3.63m x 1.99m)

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

### Bedroom Four

8'11" x 6'2" (2.73m x 1.89m)

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

### Bathroom

9'3" x 9'1" (2.84m x 2.78m)

A four piece bathroom suite comprising of: a close coupled, dual flush WC, vanity wash basin with mixer tap, panel bath, corner enclosed shower cubicle, part tiled elevations, ceiling spotlights, chrome central heating towel rail, vinyl flooring.

### External

#### Front

On street parking on the opposite road.

#### Rear

Enclosed yard, flagged patio, brick paved drive for private parking, double gates.

### Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

Property Type: Mid-terrace

Property Construction: Brick with tiled roof

Water Supply: Mains - United Utilities

Electricity Supply: Mains - Eon

Gas Supply: Mains - Eon

Sewerage: Mains - United Utilities

Heating: Gas central heating

Broadband: Unknown

Mobile Signal: 4G/ 5G

Parking: Private parking to the rear, additional on street parking opposite

Building Safety: No known issues

Rights & Restrictions: The area to the rear is a conservation area

Flood & Erosion Risks: No

Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: None

Coalfield & Mining Area: No



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC