

curtis law

ESTATE AGENTS



Revidge Road, Blackburn

*** FANTASTIC THREE BEDROOM TERRACE WITH NO CHAIN DELAY ***

Curtis Law Estate Agents are excited to present this fantastic three bedroom terrace set in a prime Blackburn location. With a spacious layout, this property boasts a modern kitchen and dining area, a bright reception room, a convenient utility room, a downstairs bathroom, and three generously sized bedrooms. Whether you're looking to expand your portfolio or get on the property ladder, this property is a must-see!

A range of amenities are conveniently located nearby, including dentists, doctors, convenience stores, and hairdressers. Excellent transport links provide easy access to Blackburn Town Centre, Darwen, Preston, and beyond. Just a short stroll away, Corporation Park offers scenic walking trails, a playground, and tennis courts, making it a perfect spot for outdoor recreation.

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

To be sold with a sitting tenant, currently paying £739 per calendar month.

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.

- End- Terrace Home
- Close To Local Amenities
- Modern Fitted Kitchen/ Diner With Utility Room
- Three Bedrooms
- Downstairs Bathroom
- Council Tax Band A
- No Chain Delay
- Freehold
- Ideal Investment Opportunity Or First Time Buy

Offers over £140,000

Revidge Road, Blackburn

Ground Floor

Entrance Vestibule

3'3" x 2'11" (1.01m x 0.90m)

UPVC front door to vestibule, hardwood single glazed door to hallway.

Hallway

12'7" x 3'2" (3.86m x 0.97m)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to the reception room and kitchen/diner, stairs to first floor, wood effect flooring.

Reception Room

12'11" x 10'7" (3.95m x 3.24m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, feature fireplace with wood mantel surround and tiled hearth, television point, meter cupboard, wood effect flooring.

Kitchen/ Diner

14'2" x 13'1" (4.32m x 3.99m)

UPVC double glazed window, a modern fitted kitchen/ diner comprising of: range of wood effect wall and base units with contrasting worktops and splashback, inset stainless steel sink and drainer, integrated four ring hob and extractor hood, built in electric oven in eye level unit, space for fridge freezer, breakfast bar with space for three stools, open under stair storage, ceiling light fitting, central heating radiator, coving to ceiling, picture rail, door to utility, wood effect flooring.

Utility

5'11" x 3'11" (1.82m x 1.21m)

Ceiling light fitting, PVC paneling, wall mounted combi boiler, space for washing machine, door to bathroom and rear yard, wood effect flooring.

Bathroom

6'3" x 5'6" (1.91m x 1.70m)

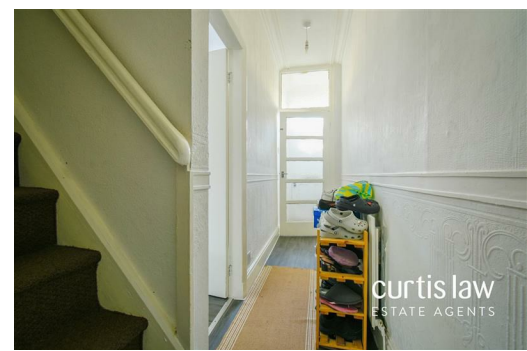
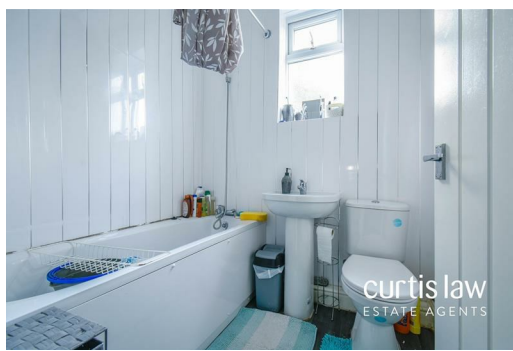
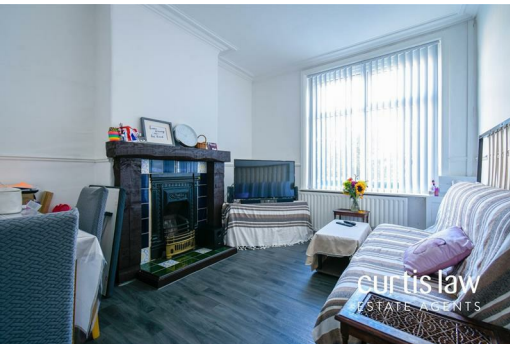
UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled WC, full pedestal wash basin, panel bath with shower, PVC paneling, ceiling light fitting, central heating radiator, wood effect flooring.

First Floor

Landing

9'0" x 2'6" by 3'10" x 2'8" (2.76m x 0.78m by 1.17m x 0.83m)

Ceiling light fitting, central heating radiator, loft access, doors to three bedrooms, wood effect flooring.



Bedroom One

14'2" x 13'0" (4.32m x 3.97m)

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

Bedroom Two

10'2" x 7'11" (3.10m x 2.42m)

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

Bedroom Three

13'1" x 4'8" (4.01m x 1.44m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to built in over the stair storage, wood effect flooring.

External

Front

On street parking.

Rear

Enclosed yard with mature shrubbery, gated access to the side alley.

Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

Property Type: End- terrace

Property Construction: Brick

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Unknown

Mobile Signal: Unknown

Parking: On street parking

Building Safety: Roof works are planned over the next couple of weeks - will include scaffolding

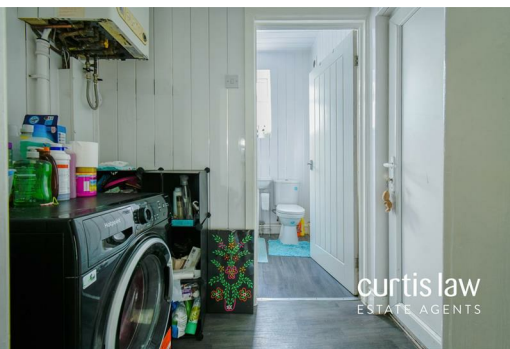
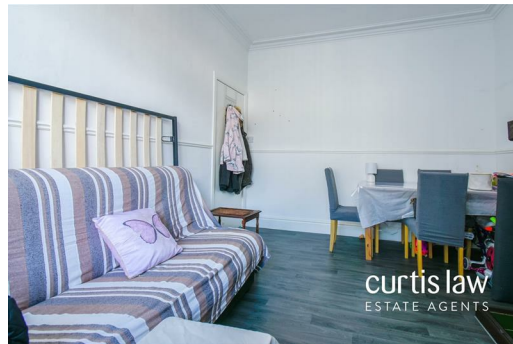
Rights & Restrictions: Unknown

Flood & Erosion Risks: No

Planning Permissions & Development Proposals: None known

Property Accessibility & Adaptions: Step entrance

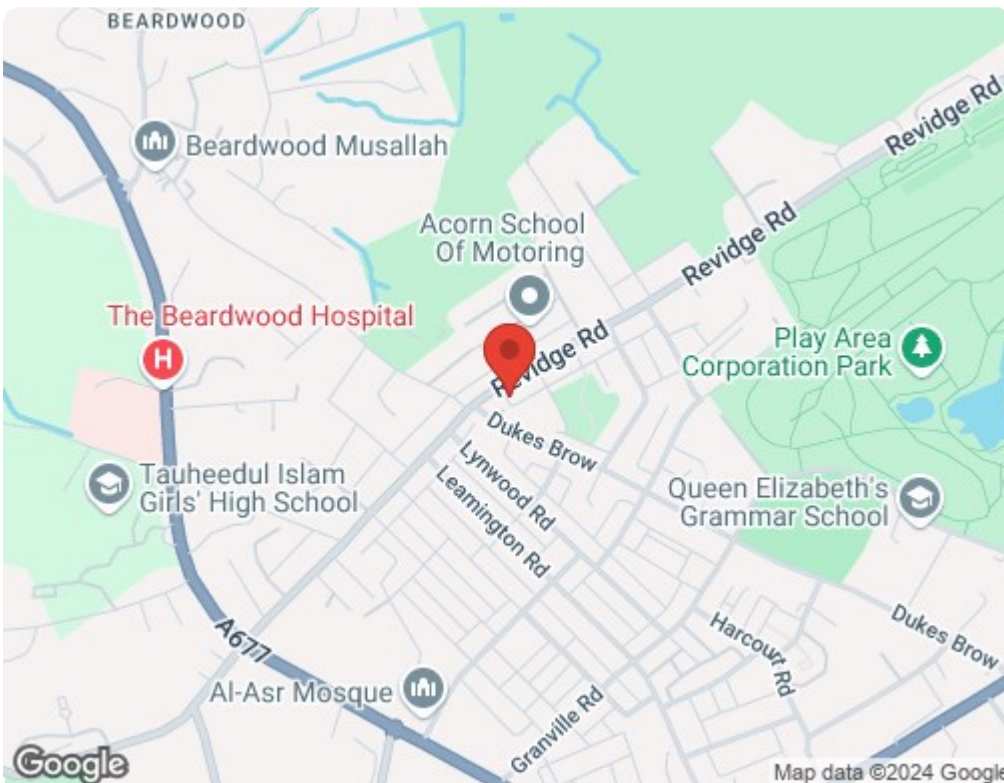
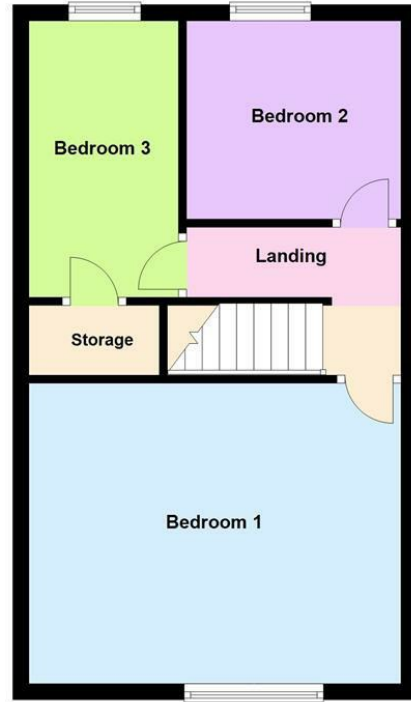
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
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