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Rutland Street, Blackburn

*** THREE BEDROOM TERRACE IN NEED OF FULL RENOVATION - IDEAL INVESTMENT WITH NO ONWARD CHAIN ***

This fantastic and deceptively spacious terrace is a renovation enthusiast's dream! With an abundance of potential, it features two large reception rooms, a well-appointed kitchen, a downstairs bathroom, three double bedrooms, and a family bathroom. Ample storage throughout and a charming garden with access to an outhouse add to the appeal. This property is a remarkable project for anyone looking to transform it into their dream home!

Situated in the highly sought-after area of Redlam, this property offers easy access to a wide range of amenities, including shops, convenience stores, cafes, hairdressers, and doctors. Families will appreciate the close proximity to well-regarded schools such as Witton Park High School, while commuters benefit from excellent bus routes and motorway links, providing easy access to Darwen, Accrington, Preston, and beyond.

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

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 Property
- In Need Of Full Renovation
- Popular Location
- No Chain Delay
- Two Reception Rooms
- Council Tax Band B
- Three Double Bedrooms
- Downstairs Bathroom Suite
- Freehold

Offers over £99,950

Rutland Street, Blackburn

Ground Floor

Entrance Vestibule

5'5" x 3'2" (1.67m x 0.99m)

Composite front door to vestibule, ceiling light fitting, doors to two reception rooms, stairs to first floor, carpeted flooring.

Reception Room One

13'0" x 11'11" (3.98m x 3.64m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, doors to bathroom suite and storage cupboard (1.33m x 1.04m), laminate flooring.

Bathroom

8'2" x 4'3" (2.51m x 1.30m)

A four piece bathroom suite comprising of: a dual flush WC, wall hung wash basin, panel bath, walk-in shower, ceiling light fitting, central heating radiator, PVC wall paneling, vinyl flooring.

Reception Room Two

14'5" x 12'0" (4.40m x 3.66m)

UPVC double glazed window, ceiling light fitting, ceiling spotlights, central heating radiator, coving to ceiling, fireplace, door to under stair storage (3.11m x 0.91m by 1.76m x 0.88m) with lighting, meters and consumer unit, door to kitchen, carpeted flooring.

Kitchen

12'1" x 10'0" (3.69m x 3.05m)

UPVC double glazed window, a range of wall and base units with contrasting worktops, part tiled splashbacks, inset sink and drainer with high spout mixer tap, freestanding cooker with five ring gas hob and extractor hood, space for fridge freezer, washing machine and dryer, wall mounted 'Ideal' combi boiler, ceiling spotlights, central heating radiator, coving to ceiling, door to garden, vinyl flooring.

First Floor

Landing

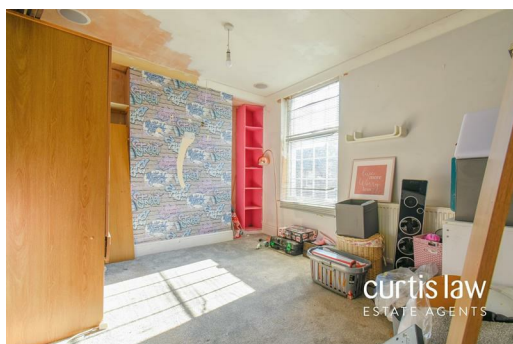
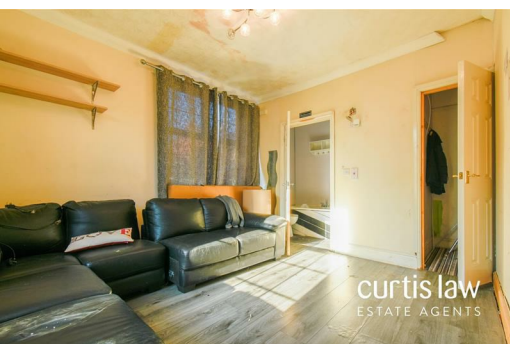
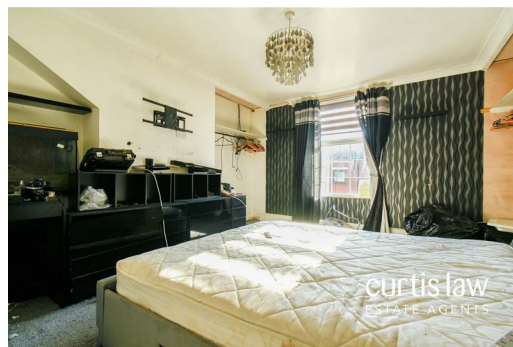
19'8" x 2'8" (6.01m x 0.82m)

Ceiling spotlights, wall light fittings, central heating radiator, coving to ceiling, loft access, doors to three double bedrooms and a three piece bathroom suite, carpeted flooring.

Bedroom One

12'3" x 12'1" (3.75m x 3.69m)

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



Bedroom Two

3.70m x 3.48m

UPVC double glazed window, ceiling light fitting, central heating radiator, double doors to built in wardrobes, carpeted flooring.

Bedroom Three

12'0" x 10'0" (3.66m x 3.06m)

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

Bathroom

7'10" x 4'11" (2.39m x 1.52m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath with shower, PVC wall paneling, extractor fan, ceiling light fitting, central heating radiator, coving to ceiling, vinyl flooring.

External

Front

On street parking, level access to property with ramp, mature hedging.

Garden

Enclosed yard with Astroturf, access to outhouse, gate and double gated access points to front of property from garden.

Outhouse

10'11" x 6'4" (3.35m x 1.94m)

UPVC double glazed window and door to outhouse, lighting and electrics.

Agents Notes

Tenure: Freehold

Council Tax Band: B - 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: Yes

Mobile Signal: Good - 4G/5G

Parking: On street parking

Building Safety: Unknown

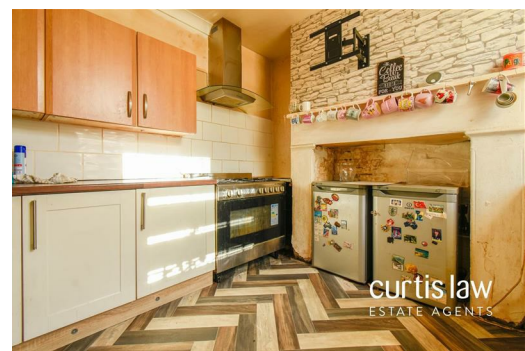
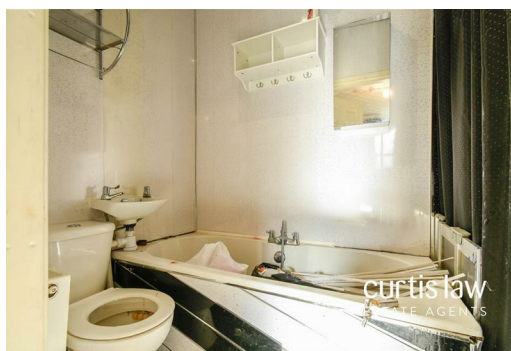
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

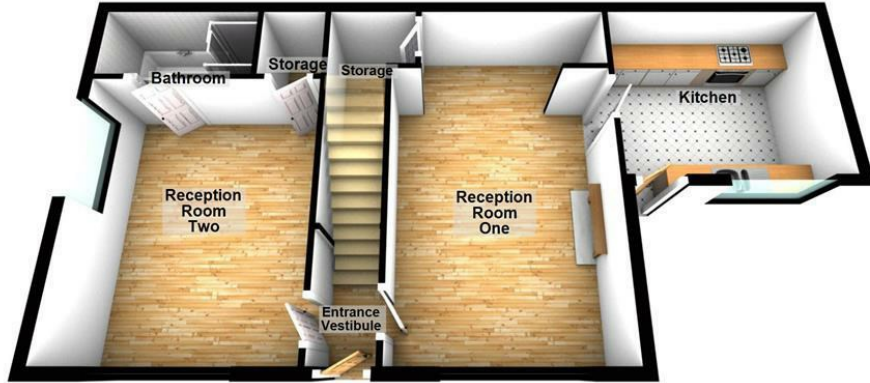
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

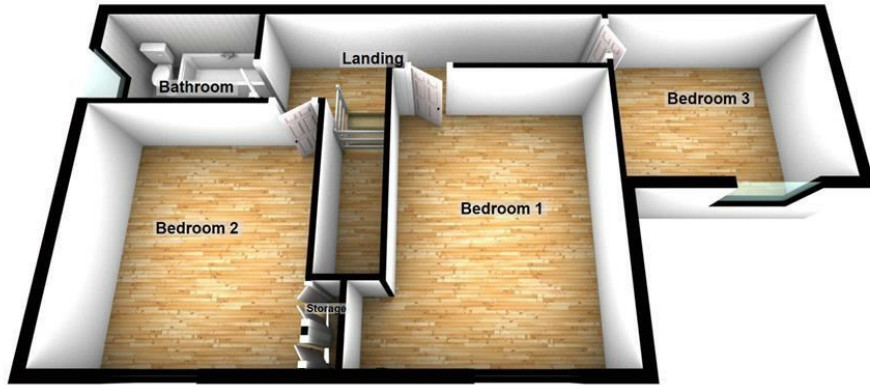
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	50	
(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