

# curtis law

## ESTATE AGENTS



### Meta Street, Blackburn

\*\*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT\*\*\*

Welcome to this charming two-bedroom mid-terrace home located on Meta Street in the heart of Blackburn. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The two bedrooms offer ample space for a family, a couple or even as a cozy home office.

Built in circa 1900's, this historic home exudes character and charm, providing a unique living experience. With 904 sq ft of living space, there is plenty of room to make this house your own. The property also features a separate WC and separate bathroom for your convenience.

Situated in an ideal location, this two-bedroom terraced house offers on-street parking, making it easy for you and your guests to come and go. Additionally, the two outhouses provide extra storage space for your belongings, ensuring a clutter-free home.

Whether you are looking for a starter home, a cozy retreat, or a savvy investment opportunity, this property is a must-see. With no chain involved, the process of making this house your home is made even smoother. Don't miss out on the chance to own this lovely mid-terrace house on Meta Street.

- Mid- Terrace Property
- Two Spacious Reception Rooms
- On Street Parking
- Two Double Bedrooms
- Popular Location
- Council Tax Band A
- No Chain Delay
- Generously Sized Rear Yard
- Freehold

**Offers in the region of £110,000**



# Meta Street, Blackburn

## Ground Floor

### Entrance Vestibule

3'4" x 3'0" (1.03m x 0.93m)

Hardwood front door to vestibule, coving to ceiling, meters, door to hallway.

### Hallway

11'11" x 3'2" (3.65m x 0.97m)

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

### Dining Room

12'1" x 11'5" (3.69m x 3.48m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, dado rail, smoke alarm, feature gas fireplace with wood surround, carpeted flooring.

### Living Room

14'6" x 12'1" (4.44m x 3.69m)

UPVC double glazed patio doors to rear yard, ceiling light fitting, central heating radiator, coving to ceiling, dado rail, smoke alarm, feature gas fireplace with wood surround, television point, open access to under stair storage, door to kitchen, carpeted flooring.

### Kitchen

9'8" x 7'4" (2.96m x 2.25m)

UPVC double glazed window, a range of white gloss wall and base units with contrasting worktops, inset stainless steel sink and drainer with high spout mixer tap, freestanding double oven and four ring hob with stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, ceiling light fitting, central heating radiator, coving to ceiling, vinyl flooring.

## First Floor

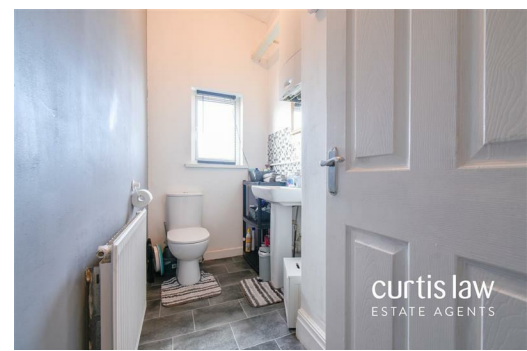
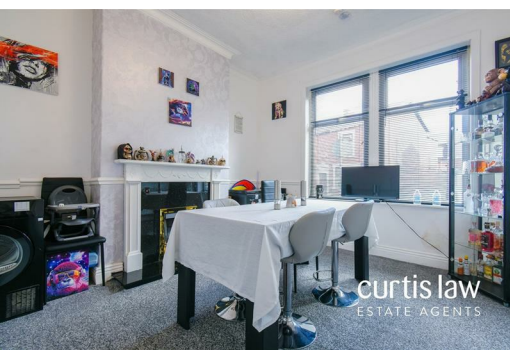
### Landing

4'0" x 2'9" by 2'9" x 2'7" (1.22m x 0.86m by 0.86m x 0.81m)

### Bedroom One

15'4" x 12'2" (4.68m x 3.71m)

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



## Bath

6'2" x 5'10" (1.88m x 1.79m)

A panel bath with electric feed shower, full tiled elevations, ceiling light fitting, central heating radiator, access from both bedrooms, vinyl flooring.

## Bedroom Two

12'1" x 9'8" (3.70m x 2.95m)

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

## WC

8'11" x 4'3" (2.74m x 1.30m)

UPVC double glazed frosted window, a two piece comprising of: a close coupled, dual flush WC, full pedestal wash basin with mixer tap, part tiled splashbacks, wall mounted combi boiler, ceiling light fitting, central heating radiator, vinyl flooring.

## External

### Front

Gated courtyard, on street parking.

### Rear

Generously sized and enclosed yard, doors to outhouse with ample storage.

## Agents Notes

Tenure: Freehold

Council Tax Band: A

Property Type: Mid-Terraced

Property Construction: Brick

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Central Combi-Boiler

Broadband: Unknown

Mobile Signal: Good

Parking: On Street

Building Safety: Good

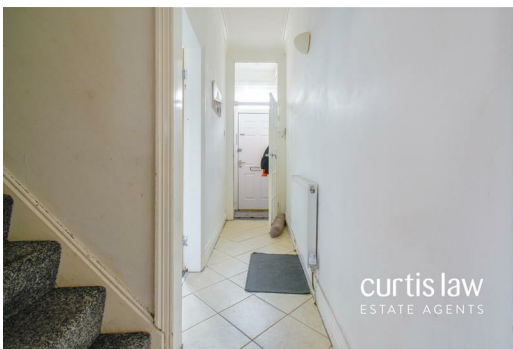
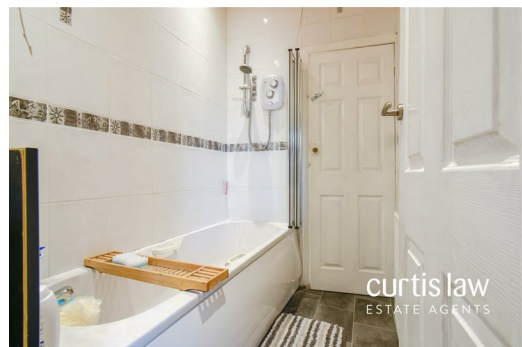
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

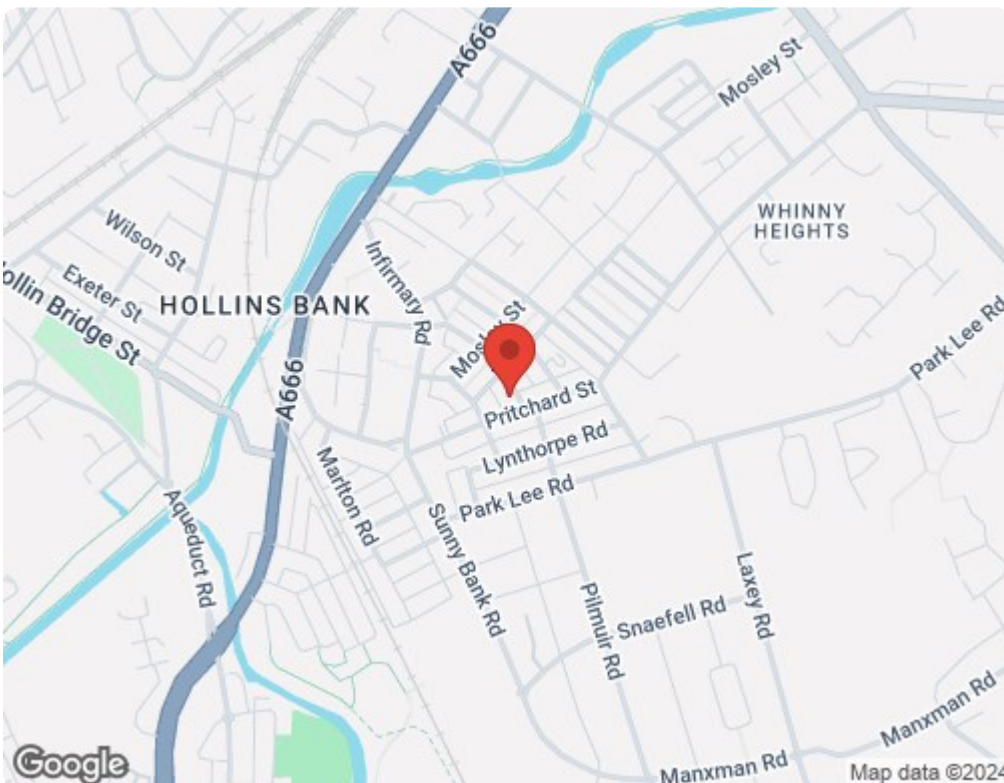
Planning Permissions & Development Proposals: N/A

Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Non Found On Previous Conveyance







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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>		
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England & Wales		EU Directive 2002/91/EC