



### Brothers Street, Blackburn

\*\*\* FANTASTIC TWO BEDROOM TERRACE IN MILL HILL AREA - NO CHAIN DELAY \*\*\*

Situated in the highly desirable Mill Hill area of Blackburn, this charming two-bedroom mid-terrace home is proudly offered with no onward chain, making it a perfect opportunity for both first-time buyers and investors. Featuring a spacious lounge, modern fitted kitchen with a dining area, two generously sized bedrooms and a three piece bathroom suite. Outside, the rear showcases a beautifully tiered garden, while the front provides on-street parking and a delightful courtyard. Though in need of some modernisation, this home remains a true gem, offering a blend of style, comfort, and convenience - an opportunity not to be missed!

This property is nestled in a tranquil residential area and is conveniently located near a variety of local amenities, including shops, cafes, convenience stores, and barbers, as well as the Mill Hill Community Centre. The area is home to reputable schools like St. Aidan's Primary School and Saint Peter's Primary School. Commuters will benefit from nearby bus stops, and Mill Hill train station is just a short drive away, offering easy access to Blackburn Town Centre, 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.

- Mid- Terraced Home
- Contemporary Shower Room
- Lovely Rear Garden
- No Chain Delay
- Modern Fitted Kitchen & Dining Area
- Council Tax Band A
- Two Bedrooms
- Close To Local Amenities
- Freehold

**Offers over £120,000**

# Brothers Street, Blackburn

## Ground Floor

### Entrance Vestibule

4'1" x 3'2" (1.25m x 0.99m)

Composite front door to vestibule, coving to ceiling, dado rail, alarm system, consumer unit, door to lounge, tiled effect flooring.

### Lounge

17'6" x 13'7" (5.34m x 4.16m)

UPVC double glazed window, two wall light fittings, ceiling rose, two central heating radiators, coving to ceiling, dado rail, feature gas fireplace with stone hearth and surround, door to kitchen/ dining area, small door to under stair storage, stairs to first floor, carpeted flooring.

### Kitchen/ Dining Area

13'8" x 12'1" (4.17m x 3.69m)

UPVC double glazed door to rear, two uPVC double glazed windows, a range of grey wall and base units with contrasting granite effect worktops, part tiled splashbacks, inset sink and drainer with high spout mixer tap, integrated four ring gas hob with extractor hood, integrated electric oven and grill in eye level unit, space for fridge freezer, under counter space for dryer, plumbing for washing machine, space for dining set, ceiling light fitting, central heating radiator, coving to ceiling, tiled effect vinyl flooring.

## First Floor

### Landing

11'9" x 3'2" (3.60m x 0.99m)

Two wall light fittings, loft access via hatch, doors to two bedrooms and a modern shower room, additional door to airing cupboard which houses 'Baxi' combi boiler, carpeted flooring.

### Bedroom One

14'2" x 13'6" (4.34m x 4.12m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, door to storage cupboard (with lighting), carpeted flooring.

### Bedroom Two

8'4" x 7'10" (2.56m x 2.40m)

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



## Shower Room

8'5" x 5'5" (2.57m x 1.66m)

UPVC double glazed frosted window, a three piece shower room comprising of: a low level, close coupled WC, full pedestal wash basin with mixer tap, walk-in shower with electric overhead feed, ceiling light fitting, central heating towel rail, partial wall paneling, vinyl flooring.

## External

### Front

Gated courtyard, on street parking.

### Rear

Two tiered garden with AstroTurf lawn and flagged patio, storage shed, gated access to alley.

## Agents Notes

Tenure: Freehold

Council Tax Band: A

Property Type: Two-Bedroom Mid-Terraced

Property Construction: Brick

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Combi-Boiler / Mains

Broadband: Previously With PlusNet

Mobile Signal: Good

Parking: On Street Parking

Building Safety: Unknown

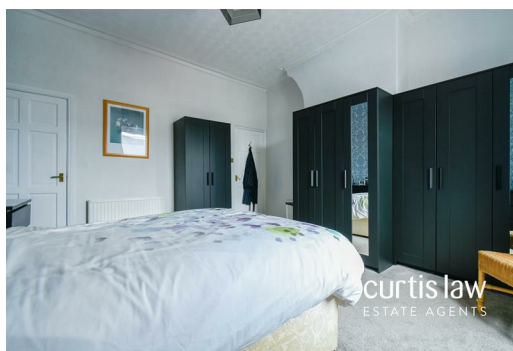
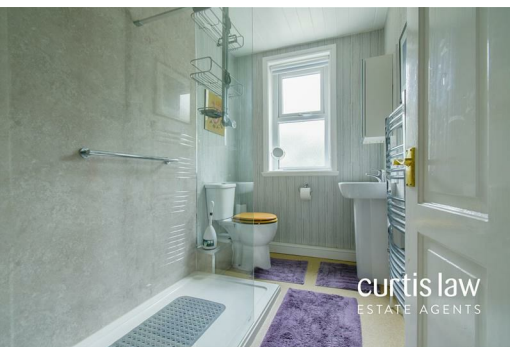
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

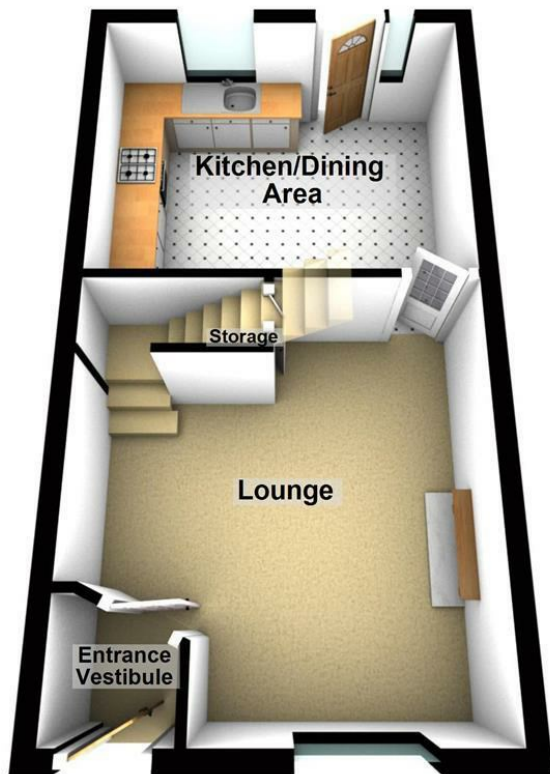
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

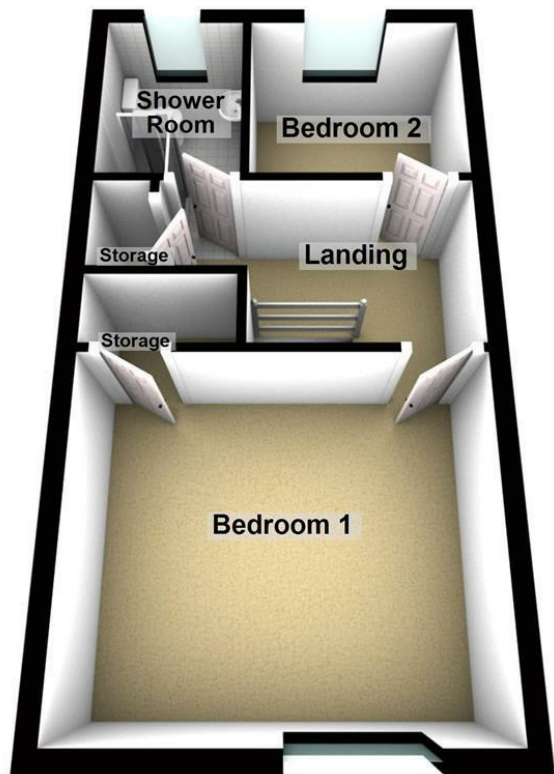
Coalfield & Mining Area: Unknown



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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>		
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