

curtis law

ESTATE AGENTS



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Stonyhurst Road, Blackburn

*** FANTASTIC FIRST-FLOOR FLAT CLOSE TO BLACKBURN TOWN CENTRE ***

Curtis Law Estate Agents are delighted to bring to market this spacious three-bedroom first-floor flat, offering the added advantage of no onward chain. With a generous layout, the property boasts a bright and inviting living room featuring a charming bay window, three bedrooms, a well-appointed kitchen, and a three-piece bathroom suite. This flat is ideal for investors, whether you're taking your first step into property investment or looking to expand your existing portfolio.

Located just a stone's throw from Blackburn Town Centre, the property enjoys close proximity to a wealth of local amenities, including supermarkets, shops, doctors, hairdressers, restaurants, and more. Commuters will benefit from excellent transport links, providing easy access to Burnley, Preston, and Manchester, making this a fantastic opportunity in a prime location.

Get in contact with our sales team to arrange a viewing on 01254 920200.

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.

- First Floor Flat
- Spacious Living Room
- Ideal Investment Opportunity
- No Chain Delay
- Close To Blackburn Town Centre
- Council Tax Band A
- Three Bedrooms
- Electric Central Heating
- Leasehold

Chain Free £65,000

Stonyhurst Road, Blackburn

First Floor

Hallway

16'4" x 3'2" by 6'9" x 3'4" (4.98m x 0.99m by 2.08m x 1.04m)

Ceiling light fitting, electric central heating radiator, consumer unit, meter cupboard, doors to three bedrooms, a living room, kitchen and bathroom suite.

Living Room

12'8" x 10'4" (3.87m x 3.17m)

UPVC double glazed bay window, ceiling light fitting, electric central heating radiator.

Kitchen

10'1" x 8'0" (3.09m x 2.44m)

UPVC double glazed window, a range of wood effect wall and base units with contrasting worktops, part tiled splashback, inset sink and drainer with high spout mixer tap, space for freestanding oven and hob, space for fridge freezer and washing machine, door to storage cupboard housing hot water cylinder, ceiling light fitting.

Bedroom One

14'6" x 13'3" (4.42m x 4.04m)

Two uPVC double glazed windows, ceiling light fitting, electric central heating radiator.

Bedroom Two

12'3" x 9'5" (3.75m x 2.89m)

UPVC double glazed window, ceiling light fitting.

Bedroom Three

9'9" x 7'7" (2.99m x 2.33m)

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

Bathroom

6'7" x 5'10" (2.02m x 1.80m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled WC, wash basin, panel bath with electric feed shower, part tiled elevations, ceiling light fitting, vinyl flooring.

External

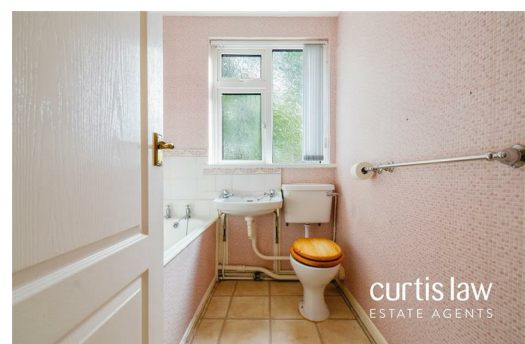
On street parking.

Agents Notes

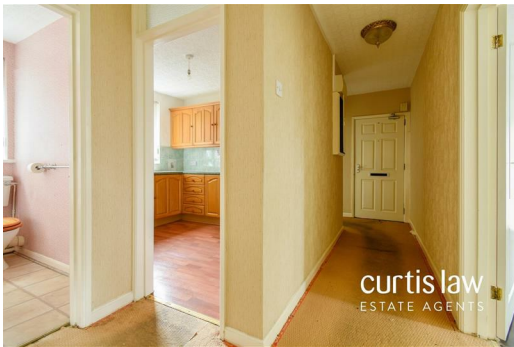
Tenure: Leasehold 125 Years from 26th May 1989 to 26th May 2114 (89 years remaining)

Council Tax Band: A - Blackburn with Darwen

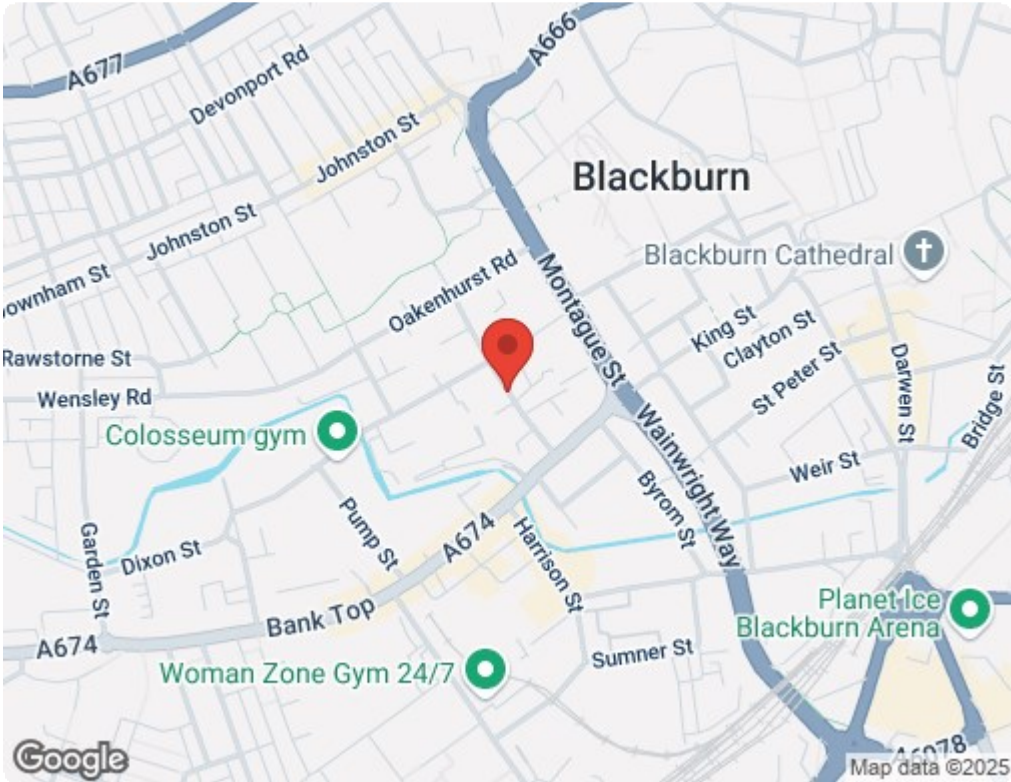
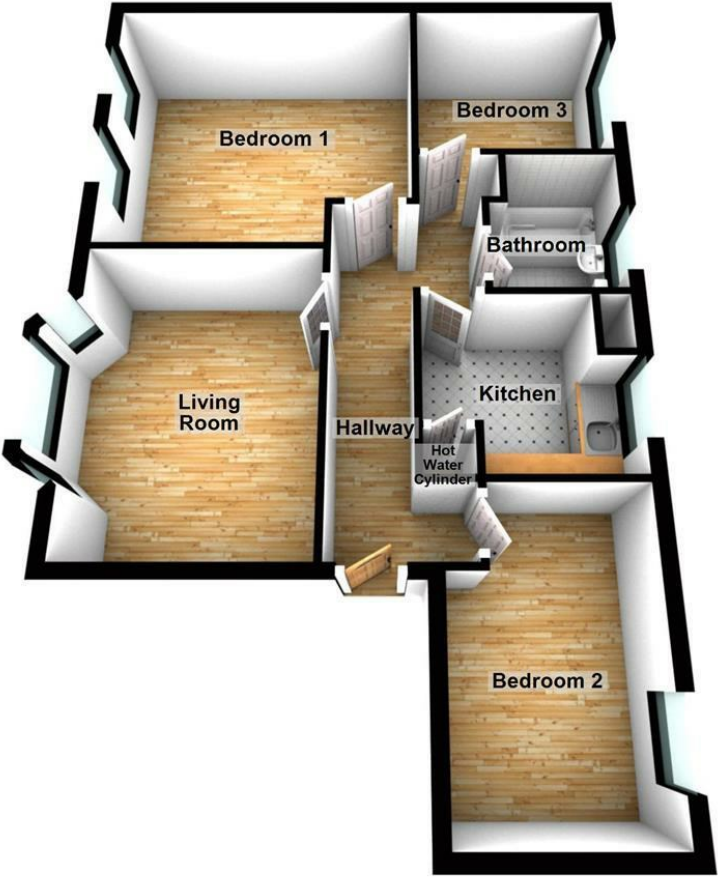
Property Type: First-floor flat



Property Construction: Brick
Water Supply: Mains
Electricity Supply: Mains
Gas Supply: No supply
Sewerage: Unknown
Heating: Electric central heating
Broadband: Unknown
Mobile Signal: Good
Parking: On street
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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC