

curtis law

ESTATE AGENTS



Brothers Street, Blackburn

PUBLIC NOTICE: We are acting in the sale of the above property and have received an offer of £90,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

*** TWO BEDROOM TERRACE WITH NO CHAIN DELAY - SOLD AS SEEN ***

Public Notice: The property is being sold in its current condition, meaning that upon purchase, the buyer will be responsible for the removal of all furnishings and personal belongings remaining inside the property.

Located in the highly desirable Mill Hill area of Blackburn, Curtis Law Estate Agents are delighted to present this fantastic mid-terrace home to the market. With the advantage of no onward chain, this property offers an ideal investment opportunity for those looking to expand their portfolio. Boasting two spacious reception rooms, a well-appointed kitchen, two generously sized bedrooms, and a three-piece bathroom suite, the home also benefits from a low-maintenance yard, adding extra convenience.

This property offers easy access to a wide range of local amenities, including shops, cafes, convenience stores, and barbers, as well as the nearby Mill Hill Community Centre. The area is also served by reputable schools such as St. Aidan's Primary School and Saint Peter's Primary School. For commuters, there are convenient bus stops nearby, and Mill Hill train station is just a short drive away, providing excellent transport links to Blackburn Town

- Mid- Terrace Home
- In Need Of Renovation
- Mill Hill Location
- Two Double Bedrooms
- Two Reception Rooms
- Council Tax Band A
- No Chain Delay
- Ideal Investment Opportunity
- Freehold

Chain Free £90,000

Brothers Street, Blackburn

Ground Floor

Entrance Vestibule

3'6" x 3'1" (1.08m x 0.95m)

UPVC front door to vestibule, door to hallway.

Hallway

10'5" x 3'0" (3.19m x 0.93m)

Ceiling light fitting, doors to two reception rooms, stairs to first floor.

Reception Room Two

10'10" x 10'9" (3.32m x 3.29m)

UPVC double glazed window, ceiling light fitting, central heating radiator, feature fireplace, meter cupboard.

Reception Room One

14'4" x 14'0" (4.37m x 4.27m)

UPVC double glazed window, ceiling light fitting, central heating radiator, doors to kitchen and under stair storage.

Kitchen

14'11" x 6'4" (4.55m x 1.94m)

UPVC double glazed window, uPVC double glazed frosted door to rear yard, a range of matte wall and base units with wood effect worktops, part tiled splashbacks, inset one and a half sink and drainer with mixer tap, integrated electric oven with four ring hob and extractor hood, space for fridge freezer and washing machine, wall mounted combi boiler, two ceiling light fittings, central heating radiator.

First Floor

Landing

6'9" x 4'10" (2.07m x 1.48m)

Ceiling light fitting, smoke alarm, loft hatch, doors to two double bedrooms and a three piece bathroom suite.

Bedroom One

14'4" x 11'0" (4.37m x 3.37m)

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

Bedroom Two

14'3" x 8'11" (4.36m x 2.73m)

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



Bathroom

7'6" x 7'3" (2.30m x 2.23m)

A three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath with overhead shower, part PVC wall paneling, ceiling light fitting, central heating towel rail.

External

Front

On street parking, steps leading up to property with small courtyard.

Rear

Low maintenance yard with gated access to alleyway.

Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

Property Type: Mid- terrace

Property Construction: Brick

Water Supply: Unknown

Electricity Supply: Unknown

Gas Supply: Unknown

Sewerage: Unknown

Heating: Gas

Broadband: Unknown

Mobile Signal: Unknown

Parking: On street

Building Safety: Unknown

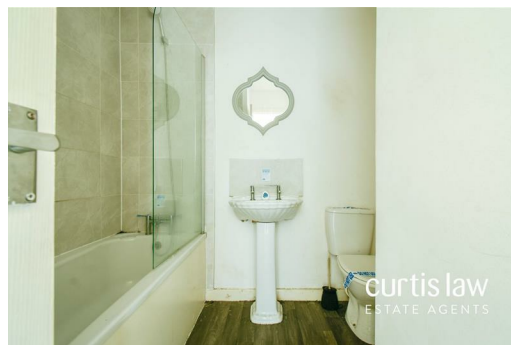
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

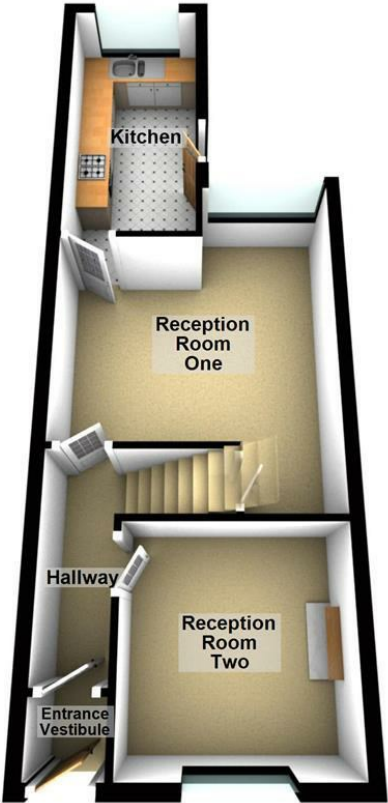
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		