

curtis law

ESTATE AGENTS



St. Philips Street, Blackburn

*** LOVELY TWO BEDROOM MID- TERRACE IN REDLAM AREA ***

Nestled on a peaceful residential street, this charming garden-fronted terrace home combines comfort with convenience. Featuring a spacious lounge, an open-plan kitchen and dining area, a handy utility room, two generously sized bedrooms, and a four-piece family bathroom, this property is an ideal first-time buy or investment opportunity. With a welcoming garden front, a beautifully maintained rear yard, on-street parking, and additional parking at the back, this home offers everything you need for a cosy, well-rounded lifestyle.

Conveniently located near a variety of local amenities, this property offers easy access to shops, supermarkets, cafes, and a doctor's surgery. Families will appreciate the proximity to well-regarded schools like Griffin Park Primary School, with Griffin Park and Witton Country Park just a short walk away, providing outdoor activities for children, scenic walking trails, and lovely picnic spots. Commuting is a breeze with close access to the M65 motorway and excellent bus routes connecting you to Blackburn Town Centre, Burnley, and Preston.

This property is an ideal choice for anyone seeking a charming home in a prime location! Get in contact with our sales team on 01254 920200 to arrange a viewing!

- Mid- Terrace Home
- Close To Local Amenities
- Ideal First Time Buy Or Investment Opportunity
- Two Bedrooms
- Charming Rear Yard
- Kitchen/ Dining Area With Utility Room
- Freehold
- Council Tax Band A
- On Street Parking & Additional Parking Spaces To The Rear

Offers in the region of £99,950

St. Philips Street, Blackburn

Ground Floor

Entrance Vestibule

3'6" x 2'11" (1.09m x 0.91m)

Composite front door, hardwood door to lounge, vinyl flooring.

Lounge

13'8" x 13'4" (4.19m x 4.07m)

UPVC double glazed window, ceiling light fitting with fan attachment, central heating radiator, coving to ceiling, fireplace, television point, door to kitchen/ dining area, carpeted flooring.

Kitchen/ Dining Area

13'7" x 9'3" (4.16m x 2.82m)

UPVC double glazed window, a range of pale grey wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob, space for fridge freezer, plumbing for washing machine, wall mounted combi boiler, space for dining set, ceiling light fitting, central heating radiator, open access to under stair storage, door to utility, stairs to first floor, vinyl flooring.

Utility

8'1" x 4'3" (2.48m x 1.32m)

UPVC double glazed window, uPVC door to rear, ceiling light fitting, vinyl flooring.

First Floor

Landing

8'5" x 2'7" (2.59m x 0.79m)

Ceiling light fitting, doors to two bedrooms and a four piece bathroom suite, carpeted flooring.

Bedroom One

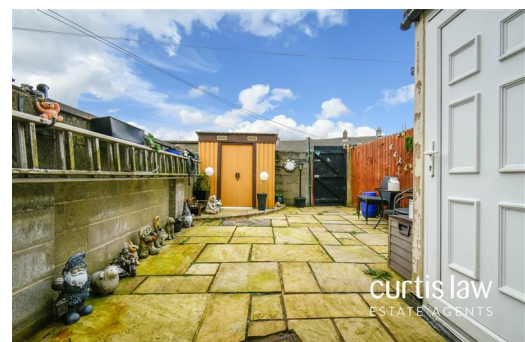
13'9" x 13'4"x (4.21m x 4.08mx)

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

Bedroom Two

8'6" x 6'3" (2.60m x 1.93m)

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



Bathroom

9'9" x 4'11" (2.99m x 1.50m)

UPVC double glazed frosted window, a four piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath with showerhead attachment, fully enclosed shower cubicle, full tiled elevations, two ceiling light fittings, central heating radiator, vinyl flooring.

External

Front

Gated access into a garden front with courtyard.

Rear

Well maintained, enclosed flagged yard, space for outdoor seating, storage shed, gated access to the back of the property where there are parking spaces.

Agents Notes

Combi boiler installed a few years ago

Loft is not boarded but has been insulated

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

Property Type: Mid- terrace

Property Construction: Brick

Water Supply: Mains - United Utilities

Electricity Supply: Mains - Octopus

Gas Supply: Mains - Octopus

Sewerage: Mains - United Utilities

Heating: Gas central heating

Broadband: Sky

Mobile Signal: Good - 4G/5G

Parking: On street parking

Building Safety: None

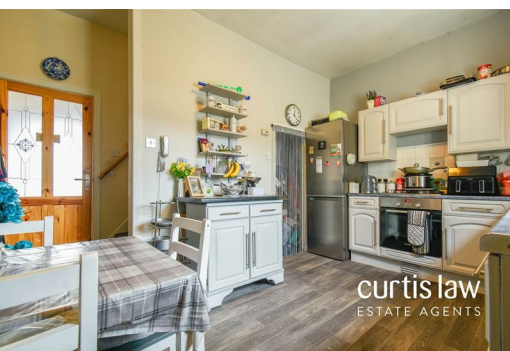
Rights & Restrictions: No

Flood & Erosion Risks: No

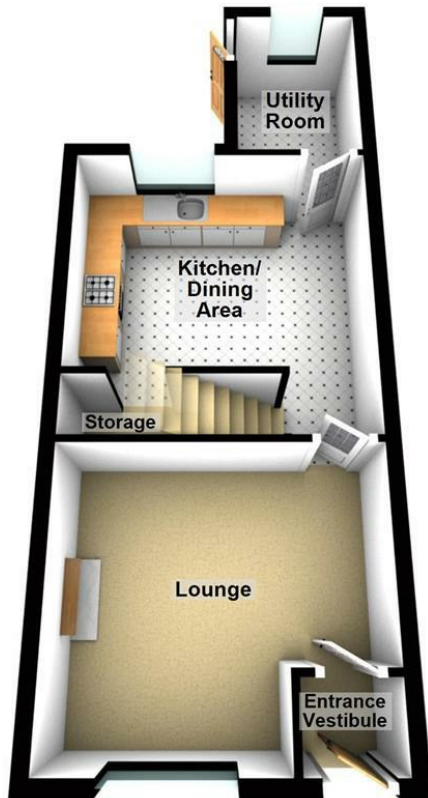
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: Walk-in shower cubicle in main bathroom

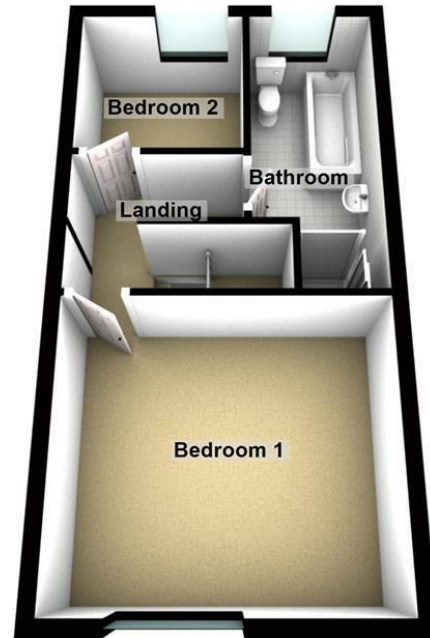
Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		
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