

curtis law

ESTATE AGENTS



Nares Road, Blackburn

*** GORGEOUS THREE BEDROOM TERRACE IN WITTON AREA OF BLACKBURN ***

Located in the sought-after Witton area of Blackburn, this charming three-bedroom mid-terrace house on Nares Road is a perfect choice for those looking for their first home.

Upon entering the property, you're welcomed by two generous reception rooms that combine convenience and comfort, alongside a modern fitted kitchen. Upstairs, you'll find three spacious bedrooms and a stylish three-piece bathroom suite, enhancing the overall appeal of the home. The enclosed yard with outhouses for storage adds a practical touch to this lovely home, allowing you to keep your outdoor space neat and organised. The current homeowners have taken great care of the property, presenting it beautifully and maintaining it to a high standard.

With its convenient location in the popular Witton area, this property provides easy access to a range of local amenities, including shops, convenience stores, cafes, and Griffin Park. Established schools, such as Witton Park High School, are nearby, and excellent transport links, including the M65 motorway, are just a stone's throw away, making it an ideal choice for families.

If you are looking for a ready-to-move-in home that exudes charm and character, this three-bedroom mid-terrace house on Nares Road is the perfect opportunity for you. Don't miss out on the chance to make this house your own and start creating lasting memories in this wonderful property.

- Mid- Terrace Home
- Two Reception Rooms
- Located In The Witton Area Of Blackburn
- Three Bedrooms
- Beautifully Presented
- Council Tax Band B
- Ideal First Time Buy
- Freehold
- Enclosed Rear Yard With Outhouse

Offers over £135,000

Nares Road, Blackburn

Ground Floor

Entrance Vestibule

3'3" x 3'1" (1.01m x 0.96m)

UPVC front door to vestibule, coving to ceiling, hardwood single glazed door to hallway, laminate flooring.

Hallway

12'2" x 3'2" (3.71m x 0.97m)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to two reception rooms, stairs to first floor landing, laminate flooring.

Reception Room Two

12'11" x 10'4" (3.94m x 3.15m)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, television point, laminate flooring.

Reception Room One

14'3" x 13'0" (4.35m x 3.98m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, open access to under stair storage, door to kitchen, carpeted flooring.

Kitchen

8'7" x 7'8" (2.64m x 2.36m)

UPVC double glazed window, uPVC double glazed frosted door to rear, a range of white gloss wall and base units with wood effect worktops, part tiled splashbacks, inset one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor fan, space for fridge freezer, plumbing for washing machine, ceiling spotlights, central heating radiator, combi boiler housed in wall unit, vinyl flooring.

First Floor

Landing

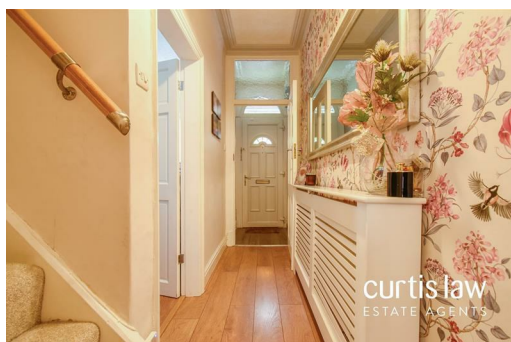
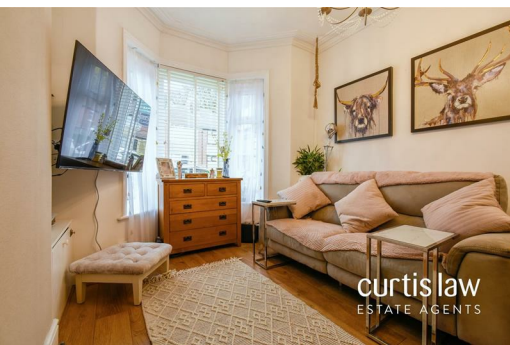
6'9" x 4'11" (2.07m x 1.51m)

Ceiling light fitting, coving to ceiling, doors to three bedrooms and a three piece bathroom suite, carpeted flooring.

Bedroom One

13'1" x 10'8" (4.01m x 3.27m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, coving to ceiling, modern fitted bedroom furniture including wardrobes and vanity, carpeted flooring.



Bedroom Two

10'8" x 6'0" (3.26m x 1.83m)

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

Bedroom Three

9'5" x 6'3" (2.88m x 1.93m)

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

Bathroom

6'0" x 4'9" (1.83m x 1.45m)

A modern, three piece bathroom suite comprising of: a low level, close coupled WC and wash basin vanity unit, walk-in shower, full tiled elevations, ceiling spotlights, chrome central heating towel rail, door to over stair storage.

External

Front

Courtyard, mature hedging and shrubs, on street parking.

Rear

Enclosed flagged yard, doors to outhouse offering ample storage.

Agents Notes

Tenure: Freehold

Council Tax Band: B - Blackburn with Darwen

Property Type: Mid- terrace

Property Construction: Brick with Welsh blue slate roof (outhouse has slate and felt roof)

Water Supply: Main

Electricity Supply: Main

Gas Supply: Main

Sewerage: Main

Heating: Gas central heating,, combi boiler

Broadband: Unknown

Mobile Signal: Good

Parking: On street

Building Safety: Unknown

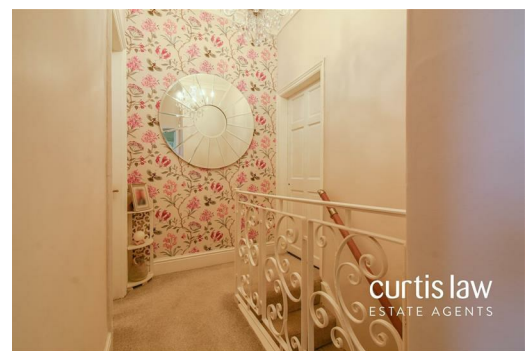
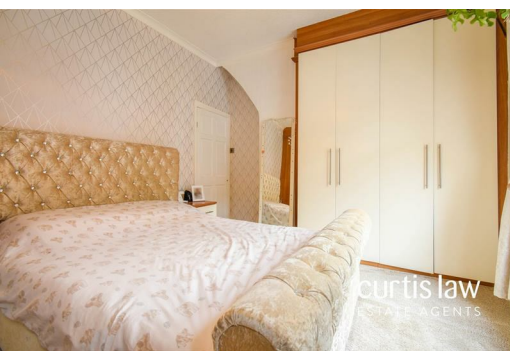
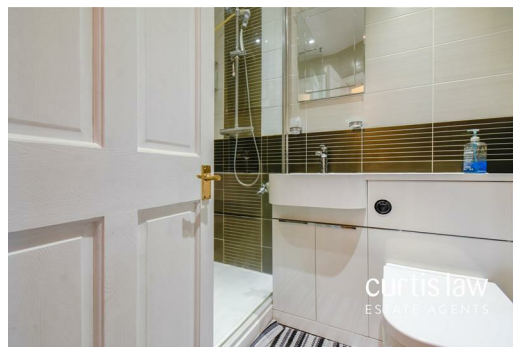
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

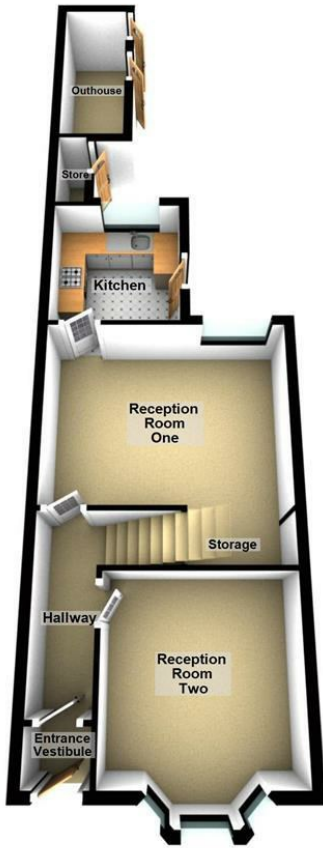
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: No

Coalfield & Mining Area: Unknown



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | | EU Directive 2002/91/EC |