

# curtis law

## ESTATE AGENTS



### Nares Road, Blackburn

Beautiful Three-Bedroom Terrace in the Sought-After Witton Area of Blackburn!

Situated on Nares Road, this delightful three-bedroom mid-terrace property offers an excellent opportunity for first-time buyers or those seeking a ready-to-move-in home.

Step inside to discover two spacious reception rooms that seamlessly blend comfort and practicality, complemented by a modern fitted kitchen. Upstairs, the property boasts three generously sized bedrooms and a contemporary three-piece bathroom suite. An enclosed rear yard, complete with outhouses for additional storage, enhances the functionality of the home, ensuring a tidy and organised outdoor space. The current owners have maintained the property to a high standard, presenting it beautifully throughout.

Located in the highly desirable Witton area, this home is conveniently close to an array of local amenities, including shops, cafes, and Griffin Park. Families will appreciate the proximity to reputable schools such as Witton Park High School, while excellent transport links, including the nearby M65 motorway, make commuting effortless.

If you're searching for a home that combines charm, character, and convenience, this three-bedroom terrace is the perfect choice. Don't miss the chance to make it your own and create lasting memories in this wonderful property.

Viewings are strictly by appointment only and must be arranged through Curtis Law Estate Agents. Please note: We have not tested any apparatus, equipment, fixtures, fittings, or services and cannot confirm their working condition or suitability.

- Three Bedroom Mid-Terrace
- Council Tax Band - B
- On Street Parking
- Ideal First Home Or Investment
- Bursting With Potential
- Popular Witton Location
- No Chain Delay
- Fitted Kitchen & Three Piece Bathroom Suite
- Ring Today To Book Viewing

**Offers over £135,000**



# Nares Road, Blackburn

## Ground Floor

### Entrance Vestibule

3'5" (1.05)

### Hallway

3'1" x 9'11" (0.95 x 3.04)

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

### Living Room

13'1" x 10'10" (3.99 x 3.31)

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

### Dining Room

14'7" x 13'1" (4.45 x 3.99)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, television point, carpeted flooring, door leading into kitchen.

### Kitchen

8'7" x 7'8" (2.63 x 2.36)

UPVC double glazed window, UPVC double glazed frosted door to rear, a range of white wall and base units with black granite effect worktops, part tiled splashbacks, inset sink with drainer with high spout mixer tap, plumbing for washing machine, freestanding gas oven and four ring hob, space for fridge freezer, central ceiling light fitting, vinyl flooring.

## First Floor

### Master Bedroom

10'10" x 14'6" (3.32 x 4.43)

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

### Bedroom Two

10'5" x 6'1" (3.2 x 1.86)

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



### Bedroom Three

10'5" x 6'2" (3.2 x 1.89)

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

### Family Bathroom

7'9" x 4'5" (2.38 x 1.37)

A modern, three piece bathroom suite comprising of: a low level, close coupled WC and wash basin vanity unit, inset bath with mixer tap and step up, part tiled elevations, ceiling light fitting, chrome central heating towel rail and vinyl flooring.

### 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

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

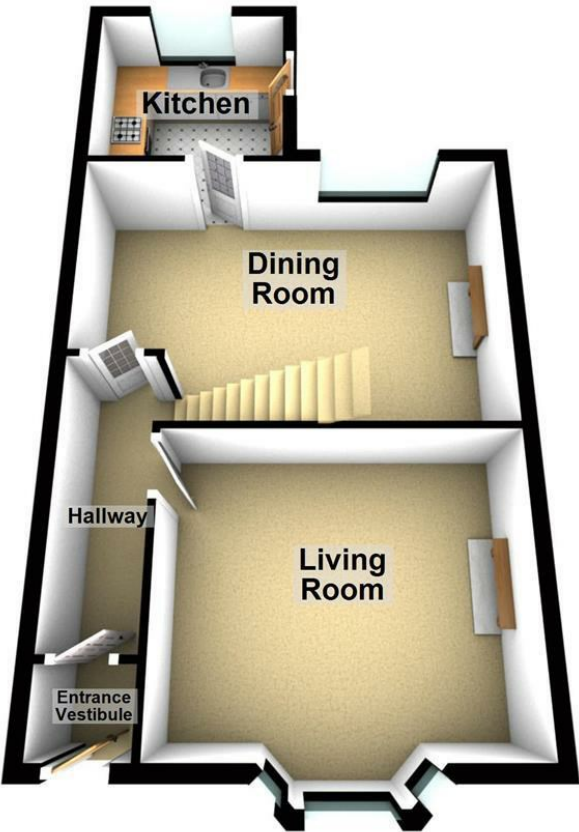
Property Accessibility & Adaptions: No

Coalfield & Mining Area: Unknown





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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