

curtis law

ESTATE AGENTS



Staffa Crescent, Blackburn

* MODERN THREE-BEDROOM SEMI-DETACHED HOME WITH NO CHAIN *

Curtis Law Estate Agents are delighted to offer this beautifully presented semi-detached home to the market, available with no onward chain. Ideal for first-time buyers or investors, the property boasts a spacious living room, a contemporary kitchen, two double bedrooms, a single bedroom, and a stylish shower room. The front garden features a driveway for off-road parking, while the large, private rear garden provides an excellent outdoor space. This move-in-ready home is sure to impress!

Located in the highly desirable Shadsworth area, the property is conveniently close to local amenities including shops, supermarkets, doctors' offices, and hairdressers. It is within the catchment area for highly regarded schools and offers easy access to the nearby areas of Knuzden and Shadsworth via scenic fields. With excellent transport links to surrounding towns and just a ten-minute drive to Junction 6 of the M65, this property combines comfort and convenience.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND MUST BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. PLEASE NOTE THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS, OR SERVICES AND CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR SUITABLE FOR THEIR INTENDED PURPOSE.

- Semi- Detached Home
- Modern Shower Room
- Great School Catchment Area And Close To Local Park
- Three Bedrooms
- Front And Rear Gardens
- Council Tax Band A
- No Chain Delay
- Driveway For Off Road Parking
- Freehold

Offers over £150,000

Ground Floor

Entrance Hall

6'4" x 5'11" (1.94m x 1.82m)

UPVC partially glazed front door to hall, ceiling spotlights, open access to kitchen, wood effect vinyl 100% waterproof flooring.

Living Room

18'9" x 11'5" (5.72m x 3.50m)

Two uPVC double glazed windows, two modern ceiling light fittings, ceiling spotlights, two central heating radiators, built-in media wall with television / soundbar point and storage, industrial metal sliding door to kitchen, wood effect vinyl 100% waterproof flooring.

Kitchen

16'0" x 11'9" (4.90m x 3.60m)

UPVC double glazed window, uPVC double glazed sliding door to canopy, a range of cream gloss wall and base units with wood effect worktops, part tiled splash backs, inset sink and drainer with mixer tap, integrated electric oven with four ring gas hob and angled glass extractor hood, space for fridge freezer, plumbing for washing machine and dryer, folding door to pantry, open access to under stair storage, ceiling spotlights, central heating radiator, part coving to ceiling, industrial metal sliding door to living room, wood effect vinyl 100% waterproof flooring.

First Floor

Landing

8'11" x 4'8" (2.74m x 1.44m)

Ceiling light fitting, doors to three bedrooms, a modern shower room and storage cupboard, wood effect vinyl 100% waterproof flooring.

Bedroom One

11'8" x 11'0" (3.58m x 3.36m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, double doors to built-in storage, wood effect flooring.

Bedroom Two

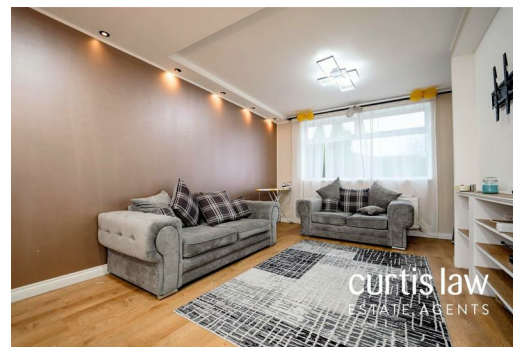
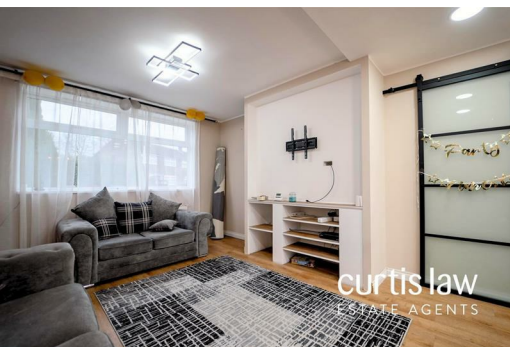
13'0" x 9'7" (3.98m x 2.94m)

UPVC double glazed window, ceiling spotlights, central heating radiator, coving to ceiling, high rise double doors to storage, wood effect flooring.

Bedroom Three

8'5" x 7'7" (2.57m x 2.32m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, wood effect flooring.



Shower Room

5'2" x 4'11" by 5'8" x 2'5" (1.59m x 1.52m by 1.75m x 0.75m)

UPVC double glazed frosted window, a three piece shower room comprising of: a low level dual flush WC, white gloss vanity wash basin with mixer tap, walk-in shower with waterfall effect mains feed shower head with inset shelving, full tiled elevations, 'Luvodi' illuminated mirror above wash basin, ceiling spotlights, chrome central heating towel rail, mosaic tiled effect flooring.

External

Front

Double gates, driveway for one vehicle, additional on street parking. laid to lawn garden, mature hedging, gated access to canopy.

Rear

Large, enclosed laid to lawn garden with wood fence surround, two sheds, access from canopy.

Canopy

Ceiling light fitting (remote controlled), space for outdoor dining set, access to front of property and rear garden, concrete paving.

Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

Property Type: Semi-detached

Property Construction: Brick

Water Supply: Mains - no water meter

Electricity Supply:

Gas Supply:

Sewerage:

Heating: Gas central heating - combi boiler installed March 2022

Broadband: Good

Mobile Signal: Good

Parking: Driveway

Building Safety: Unknown

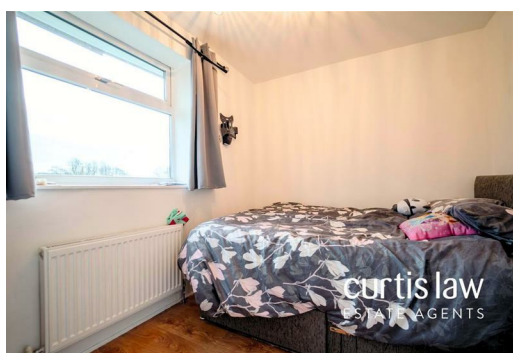
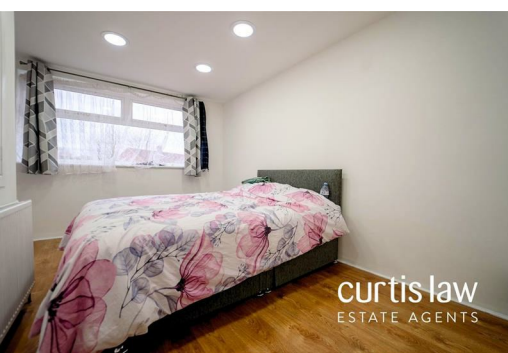
Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

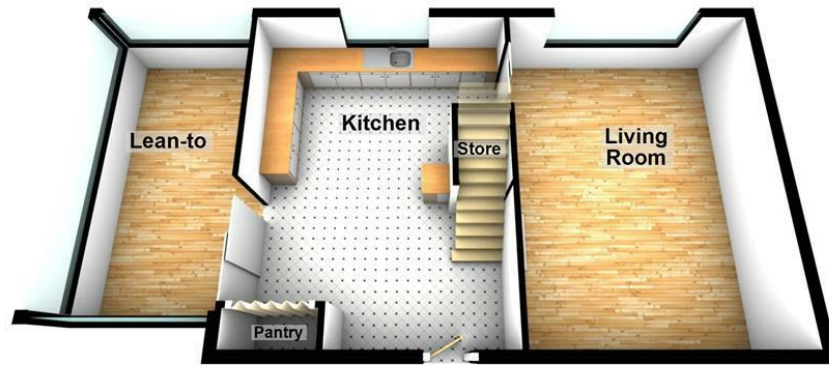
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

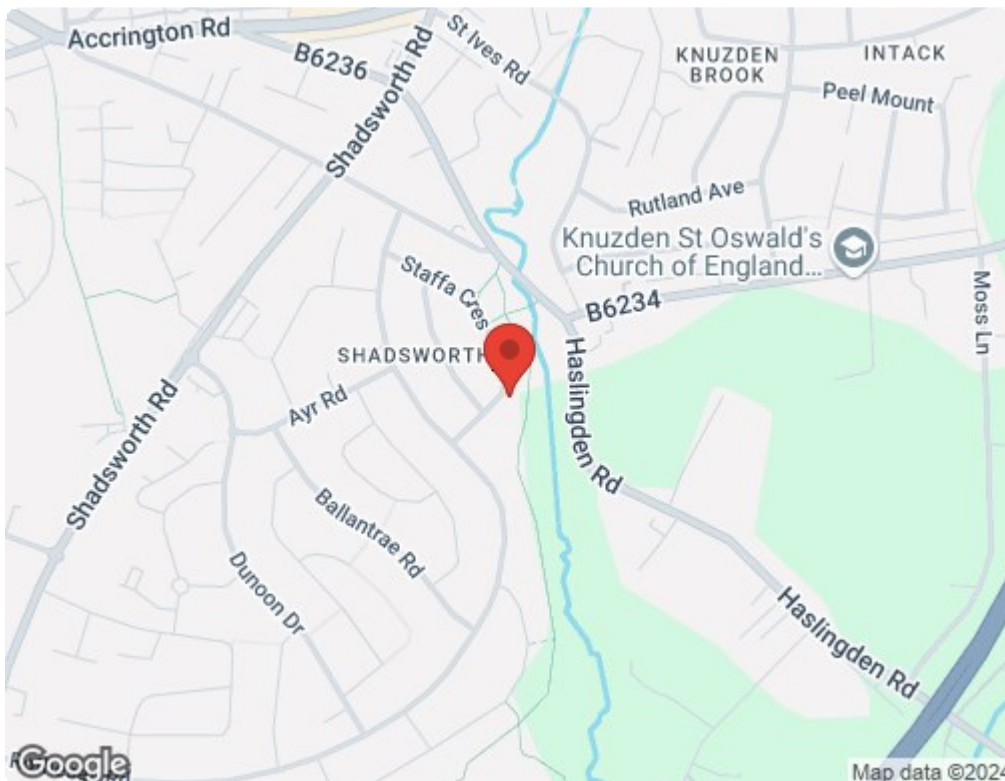
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		61
(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		
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