

curtis law

ESTATE AGENTS



Shorrock Lane, Blackburn

*** BEAUTIFULLY RENOVATED TWO DOUBLE BEDROOM TERRACE IN MILL HILL ***

Curtis Law Estate Agents are delighted to present this stunning mid-terrace home to the sales market. Recently renovated to an exceptional standard with premium fixtures and fittings, this contemporary property is ideal for first-time buyers looking for a move-in-ready home. Boasting a spacious layout, the house features two reception rooms, a beautifully designed modern kitchen, two generously sized double bedrooms, and a large, elegant family bathroom. Complete with a low-maintenance yard, this home offers style, comfort, and convenience. Don't miss out on this incredible opportunity!

Located in the sought-after Mill Hill area of Blackburn, this property enjoys close proximity to an array of local amenities, including shops, convenience stores, highly regarded schools, and charming cafes. Ideal for commuters, it boasts excellent transport connections, with Mill Hill train station just a short walk away and bus routes offering convenient access to Blackburn town centre, as well as nearby towns and cities such as Darwen, Accrington, and Preston.

Get in contact with our sales team to arrange a viewing on this property!

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

- Mid- Terrace Home
- Two Reception Rooms
- Close To Local Amenities
- Two Double Bedrooms
- Ideal First Time Buy
- Council Tax Band A
- Recently Renovated Throughout
- Modern Fitted Kitchen
- Freehold

Offers in the region of £130,000

Shorrock Lane, Blackburn

Ground Floor

Hallway

15'6" x 2'10" (4.73m x 0.88m)

Two modern ceiling light fittings, central heating radiator, doors to two reception rooms, stairs to first floor, wood effect laminate flooring.

Reception Room One

11'11" x 11'7" (3.65m x 3.54m)

UPVC double glazed window, modern ceiling light fitting, central heating radiator, coving to ceiling, built-in unit housing meters, wood effect laminate flooring.

Reception Room Two

14'5" x 12'3" (4.40m x 3.75m)

UPVC double glazed window, modern ceiling light fitting, central heating radiator, open access to kitchen, door to under stair storage, wood effect laminate flooring.

Kitchen

10'5" x 8'0" (3.19m x 2.45m)

UPVC double glazed window, uPVC double glazed frosted door to rear, a range of white wall and base units with contrasting worktops, part wood effect splashback, inset composite sink and drainer with mixer tap, integrated electric oven with five ring hob and angled extractor hood, space for fridge freezer, plumbing for washing machine, wall unit housing combi boiler, modern ceiling light fitting, central heating radiator, wood effect laminate flooring.

First Floor

Landing

14'3" x 5'0" (4.36m x 1.53m)

Modern ceiling light fitting, doors to two double bedrooms and a three piece bathroom suite, wood effect laminate flooring.

Bedroom One

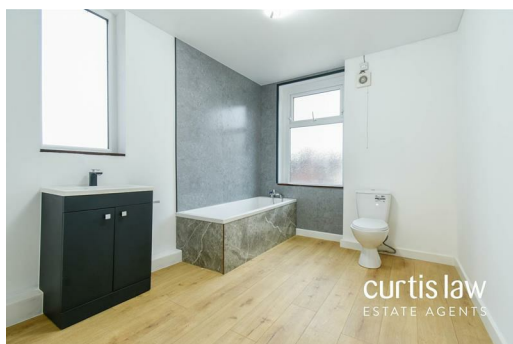
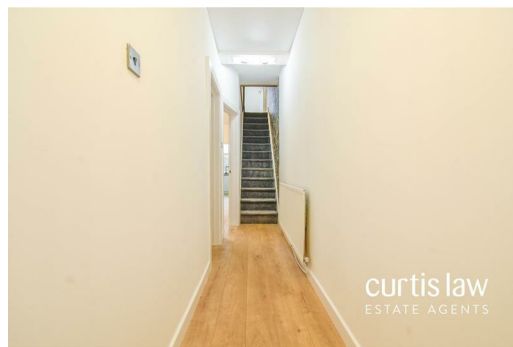
15'5" x 12'0" (4.70m x 3.68m)

UPVC double glazed window, modern ceiling light fitting, central heating radiator, wood effect laminate flooring.

Bedroom Two

14'6" x 9'8" (4.44m x 2.96m)

UPVC double glazed window, modern ceiling light fitting, central heating radiator, scenic view of canal, wood effect laminate flooring.



Bathroom

10'2" x 8'1" (3.12m x 2.47m)

Two uPVC double glazed frosted windows, a three piece bathroom suite comprising of: a close coupled, dual flush WC, vanity wash basin with mixer tap, panel bath with showerhead attachment, part marble effect wall paneling, modern ceiling light fitting, central heating radiator, extractor hood, wood effect laminate flooring.

External

Front

On street parking.

Rear

Enclosed, low maintenance yard, gated access to alleyway.

Agents Notes

Tenure: Freehold

Council Tax Band: A

Property Type: Mid-Terrace

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: Unknown

Gas Supply: British Gas

Sewerage: Unknown

Heating: Central Heating & Boiler

Broadband: N/A

Mobile Signal: Unknown

Parking: On Street Parking

Building Safety: Unknown

Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

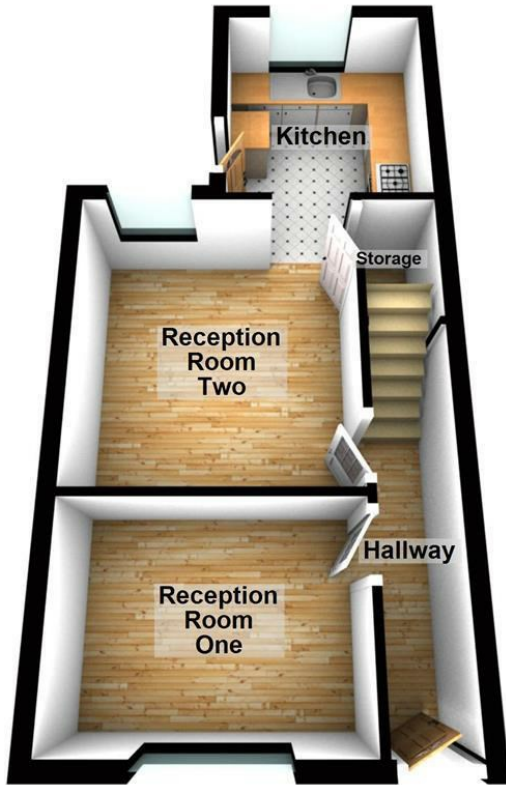
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

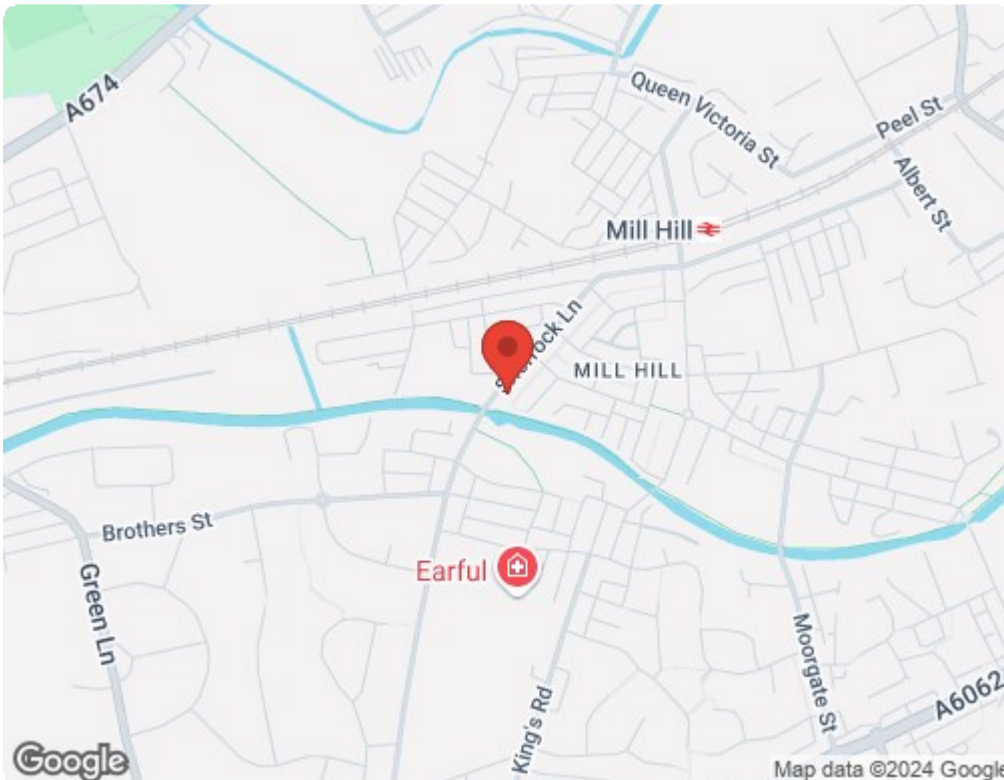
Coalfield & Mining Area: Unknown



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 | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |