

curtis law

ESTATE AGENTS



Mosley Street, Blackburn

*** STUNNING TWO BEDROOM SEMI- DETACHED BUNGALOW IN POPULAR AREA ***

An immaculately presented semi-detached bungalow, perfect for those looking to downsize without compromising on space or style. Showcasing meticulous care and attention to detail throughout, this home is a true credit to its owners. Boasting a spacious and inviting lounge, two generously sized bedrooms, and a sleek, modern fitted kitchen and bathroom, this move-in-ready home features neutral décor throughout, enhancing the sense of light and space and making it easy to add your personal touch.

Step outside to discover a suntrap garden – a tranquil retreat ideal for enjoying your morning coffee or unwinding in the fresh air. A large, fully equipped shed with lighting and electrics offers the perfect space for a workshop or additional storage. With the added benefit of a double driveway for off-road parking, this home truly ticks every box.

Situated in a prime location, a wealth of amenities is right on the doorstep, including supermarkets, retail parks, hardware stores, petrol stations, and a variety of shops, restaurants, and local pubs such as The Clifton Arms, fostering a strong sense of community. For nature lovers, a nearby canal provides scenic walking routes. Commuters will appreciate the excellent transport links, with convenient bus routes connecting to the town centre, Rawtenstall, Clitheroe, Bury, and Preston.

This is an exceptional opportunity to secure a stylish and convenient home in a sought-after location. Don't miss out – arrange a viewing today!

- Beautiful Semi- Detached Bungalow
- Two Good Sized Bedrooms
- Ideal Downsize
- Modern Kitchen & Bathroom Suite
- Stunning Suntrap Garden With Large Shed
- Close To An Abundance Of Amenities
- Double Driveway For Off Road Parking
- Council Tax Band A
- Leasehold

Offers in excess of £150,000

Ground Floor

Entrance Porch

5'7" x 3'10" (1.71m x 1.18m)

UPVC triple glazed frosted door to porch, ceiling light fitting, central heating radiator, double doors to storage cupboard, door to lounge, carpeted flooring.

Lounge

18'6"x 10'7" (5.66mx 3.25m)

UPVC triple glazed window, ceiling light fitting, two wall light fittings, two central heating radiator, modern feature gas fireplace with spotlights, television point, door to kitchen and hallway, carpeted flooring.

Kitchen

10'7" x 7'2" (3.24m x 2.19m)

UPVC double glazed window, uPVC double glazed frosted door to side, a range of matte wall and base units with contrasting laminate worktops, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge and washing machine, ceiling light fitting, central heating radiator, wood effect flooring.

Hallway

5'11" x 2'7" (1.82m x 0.79m)

Ceiling light fitting, loft access via hatch (fully boarded with lighting and power points), doors to two bedrooms, a modern bathroom suite, spacious lounge and storage cupboard (currently housing freezer), carpeted flooring.

Bedroom One

11'4" x 9'3" (3.46m x 2.83m)

UPVC triple glazed window, ceiling light fitting, central heating radiator, built in wardrobes and over-the-bed cabinets with light fitting, television point, carpeted flooring.

Bedroom Two

8'6" x 8'0" (2.61m x 2.45m)

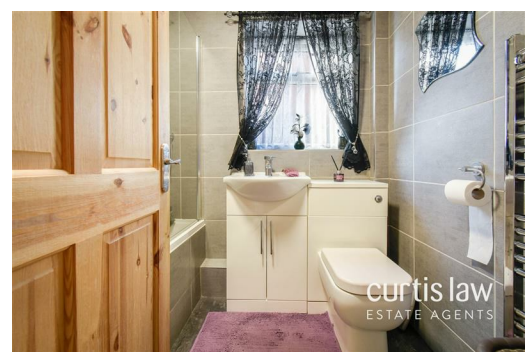
UPVC triple glazed French doors to rear garden, ceiling light fitting, central heating radiator, television point, carpeted flooring.

Bathroom

6'8" x 5'6" (2.05m x 1.70m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled dual flush WC and wash basin with mixer tap unit, tiled panel bath with direct feed waterfall effect shower, full tiled elevations, ceiling light fitting, central heating towel rail, vinyl flooring.

External



Front

Double driveway, gate leading to the rear garden.

Rear

Well maintained, enclosed suntrap garden with brick paving and space for outdoor furniture, steps leading up to tier with Astroturf lawn, stone chippings and raise bedding areas, space for outdoor seating, large shed with alarm system, lighting and power points (utilised as a workshop), brick paved to the side with gated access to the front (ability to remove gate for additional parking).

Agents Notes

This property has had the following:

- Full re-wire
- Complete new central heating system and boiler (serviced annually)
- Roof relined with felt
- Rear garden has been landscaped

Tenure: Leasehold - 999 years from 1st Jan 1984 to 1st Jan 2983 (975 years left) - £25 per annum

Council Tax Band: A - Blackburn with Darwen

Property Type: Semi- detached true bungalow

Property Construction: Brick

Roof Type: Tiled

Water Supply: Mains - no water meter

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating, gas fire

Broadband/ Internet Speed: BT Internet - full fibre available

Mobile Signal: Good

Building Safety: None

Restrictions: None

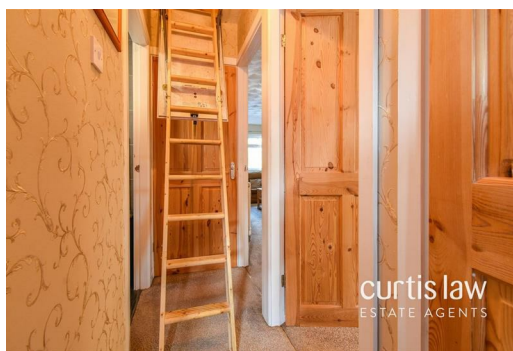
Rights & Easements: None

Flood & Erosion Risks: No

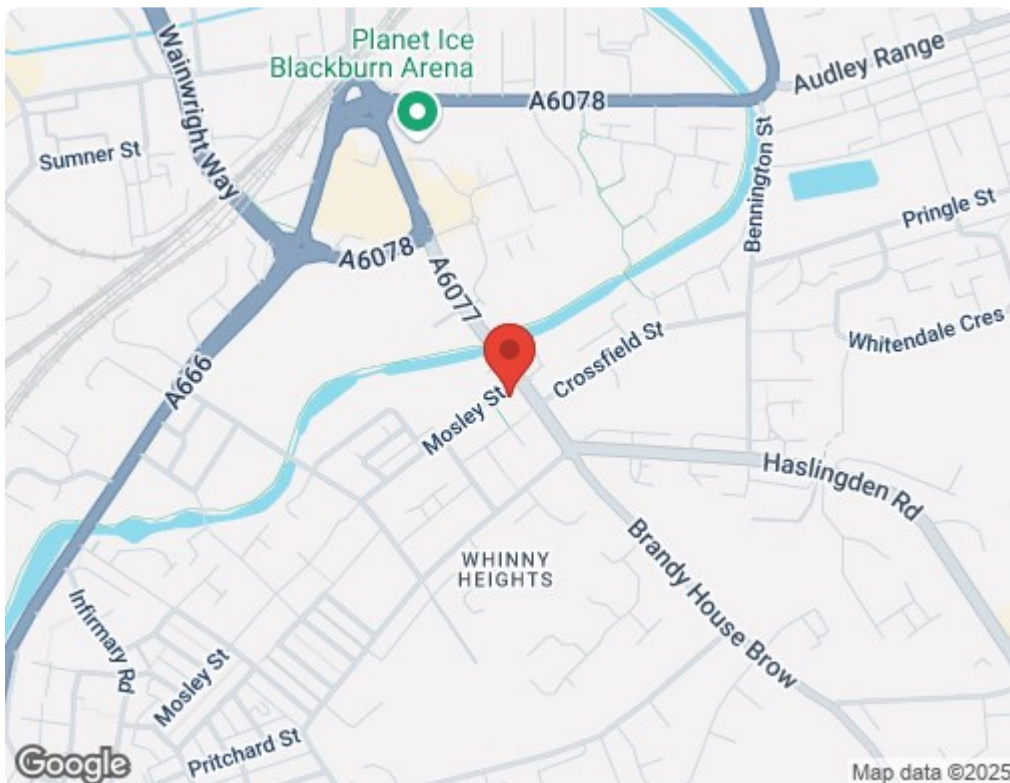
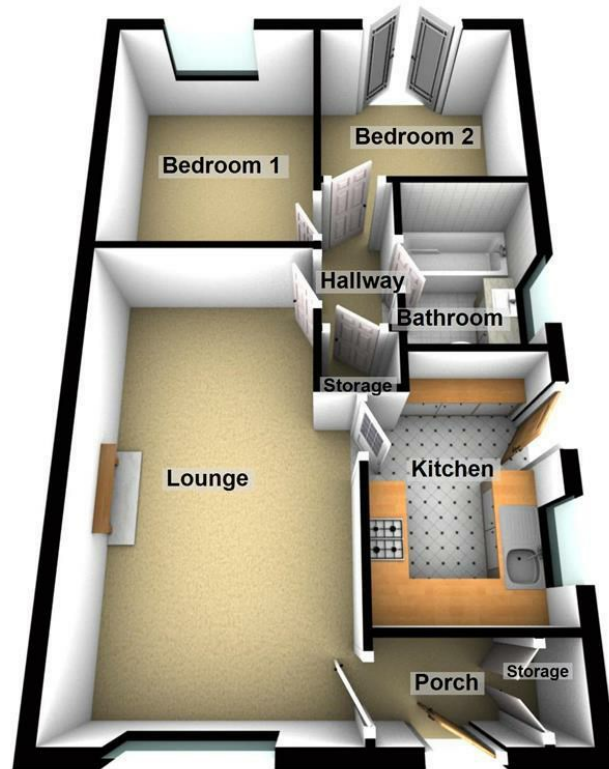
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: Lateral living

Coalfield & Mining Area:



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	55	
(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		
(1-20) G		
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