

curtis law

ESTATE AGENTS



Brothers Street, Blackburn

Nestled on Brothers Street in Blackburn, this charming two-bedroom mid-terrace house offers an ideal opportunity for first-time buyers seeking a delightful new home. Spanning an impressive 915 square feet, this property has been thoughtfully refurbished throughout, ensuring a modern and inviting atmosphere.

As you enter, you are greeted by a spacious reception room that provides a perfect space for relaxation and entertaining. The well-appointed kitchen and dining area are designed for both functionality and style, making it a wonderful place to prepare meals and enjoy family gatherings.

The two bedrooms are generously sized, providing ample space for rest and personalisation. The bathroom is tastefully designed, offering a serene retreat for your daily routines.

Situated close to the picturesque Witton Park, residents can enjoy the beauty of nature right on their doorstep, perfect for leisurely walks or outdoor activities. The property benefits from no chain delay, allowing for a smooth and swift transition into your new home.

Built in 1900, this house combines character with modern living, making it a unique find in the Blackburn area. Whether you are looking to start your journey as a homeowner or seeking a comfortable space to settle down, this property is not to be missed. Come and experience the charm and convenience of this lovely mid-terrace house on Brothers Street.

- Ideal First Time Home Or Investment
- Council Tax Band: A
- Beautifully Renovated Throughout
- Two Bedroom Terraced
- Tenure: Freehold
- Close To Witton Park
- No Chain Delay
- Transport Links Nearby
- Easy Access To Local Amenities

Offers in the region of £120,000

Brothers Street, Blackburn

Ground Floor

Entrance Vestibule

2'7" x 3'3" (0.80 x 1.00)

UPVC double glazed frosted door, meter cupboard, ceiling light fitting, carpeted flooring.

Living Room

14'4" x 12'0" (4.38 x 3.67)

UPVC double glazed window, fireplace with surround, ceiling light fitting, central heating radiator, carpeted flooring.

Kitchen/Diner

11'9" x 13'9" (3.59 x 4.21)

Hardwood double glazed window, inset stainless steel sink with high spout mixer tap, four-ring electric hob, integrated electric oven, a range of wall and base units with contrasting worktops, ceiling light fitting, vinyl flooring.

First Floor

Landing

5'8" x 8'7" (1.75 x 2.64)

Ceiling light fitting, doors to two bedrooms and bathroom suite, carpeted flooring.

Master Bedroom

13'8" x 13'4" (4.18 x 4.07)

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

Bedroom Two

8'7" x 8'7" (2.62 x 2.64)

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

Bathroom

14'2" x 4'6" (4.34 x 1.38)

UPVC double glazed frosted window, a four piece bathroom suite comprising of; a low level dual flush WC, full pedestal wash basin with black matt finish mixer tap, panel bath with black matt finish mixer tap, full-tiled shower cubicle with electric shower feed attachment and spotlight, black matt finish heated towel rail, ceiling spotlights, part-tiled elevations, vinyl flooring.

Front

Front flagged forecourt with gated access, access to on-street parking.

Rear

Concrete floor with gated access to rear alley-way.

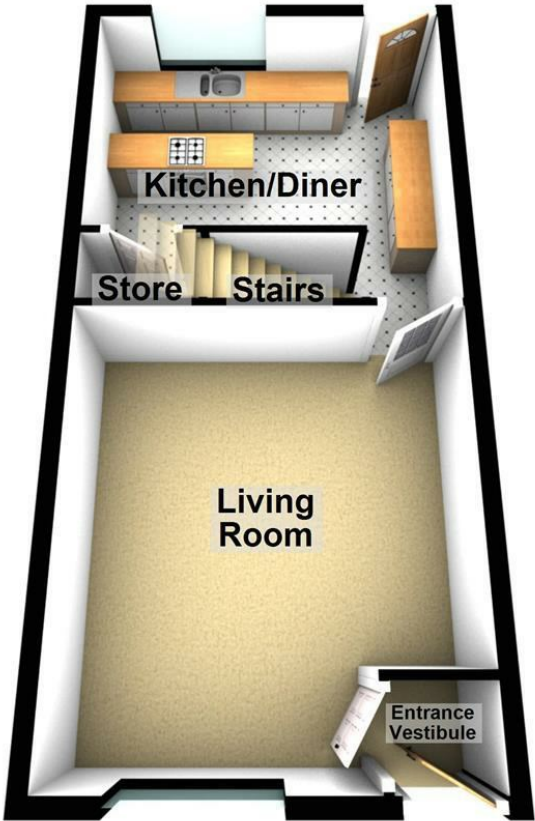
Agents Notes



Tenure: Freehold
Council Tax Band: A Blackburn With Darwen
Property Type: Mid-Terraced
Property Construction: Brick
Water Supply: Mains
Electricity Supply: Mains
Gas Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Mobile Signal: Good
Building Safety: Unknown
Rights & Restrictions: Unknown
Flood & Erosion Risks: 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		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC