

curtis law

ESTATE AGENTS



Church Street, Blackburn

*** FURTHER MARKETING COMING SOON ***

Nestled on Church Street in the charming town of Great Harwood, Blackburn, this newly refurbished mid-terraced house presents an excellent opportunity for first-time buyers or savvy investors. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The two bedrooms are thoughtfully designed, providing a comfortable retreat for rest and relaxation.

The bathroom is modern and functional, catering to the needs of contemporary living. The property has been tastefully updated, ensuring that it meets the expectations of today's discerning homeowner.

Situated in an ideal location, residents will benefit from the vibrant community atmosphere that Great Harwood has to offer, with local amenities and transport links conveniently close by. Furthermore, the absence of any chain delay means that you can move in without the usual waiting period, making this home even more appealing.

This mid-terraced house is not just a property; it is a place where you can create lasting memories. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home is a fantastic choice. Do not miss the chance to view this delightful residence and envision your future in Great Harwood.

- Two Bedroom Mid-Terrace
- Walking Distance To Lowerfold Park
- Low Maintenance Rear Yard
- Tenure: Leasehold
- Perfect First-Time Buy Or Investment
- Highly Sought After Location
- Newly Refurbished Throughout
- Council Tax Band: A
- No Chain Delay

Chain Free £124,950

Church Street, Blackburn

Ground Floor

Entrance Vestibule

Wooden front door leading into entrance vestibule, door to living room, laminate flooring.

Living Room

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

Dining Room

UPVC double glazed window, ceiling light fitting, central heating radiator, open access to kitchen, laminate flooring.

Kitchen

UPVC double glazed window, UPVC double glazed rear door, a range of wall and base units with contrasting worktops, inset stainless steel sink with drainer and high spout mixer tap, integrated electric oven with four ring hob and extractor hood, space for washing machine, ceiling light fitting, tiled flooring.

First Floor

Landing

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

Master Bedroom

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

Second Bedroom

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

Bathroom

A three piece bathroom suite comprising of; a low level closed coupled WC, full pedestal wash basin with traditional taps, panel bath with shower feed, full-tiled elevations, ceiling light fitting, tiled flooring.

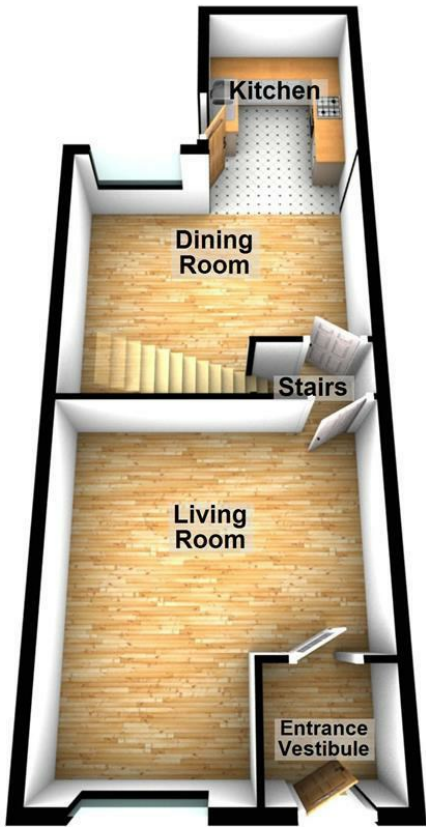
Front

On-street parking.

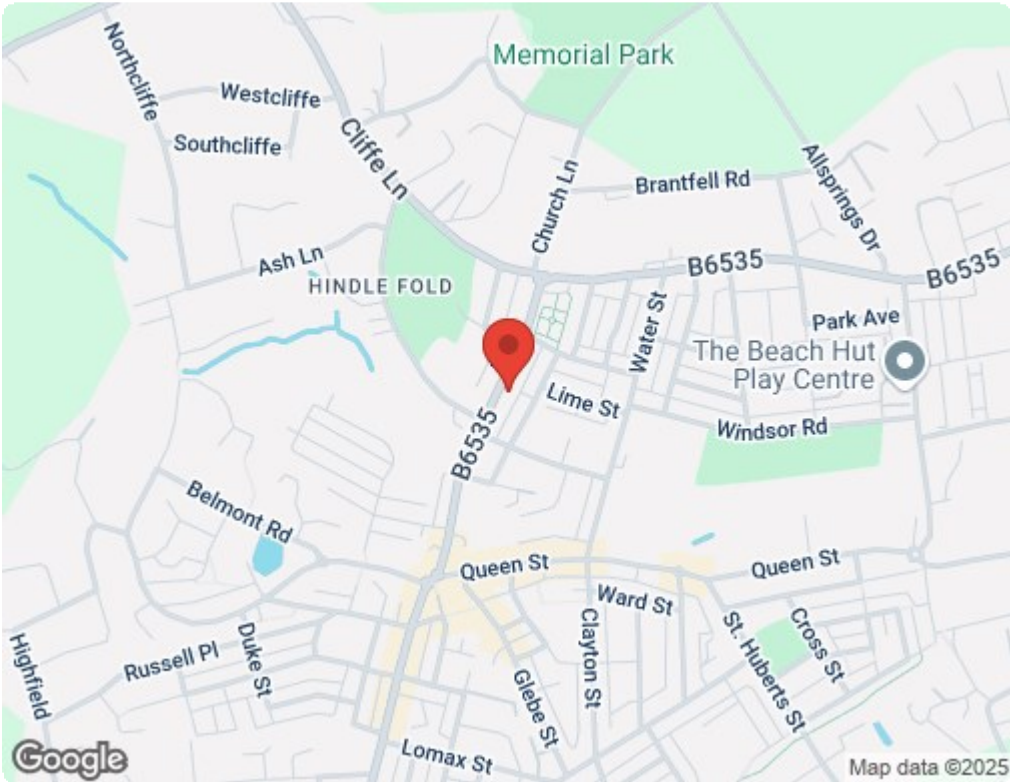
Rear

An enclosed and low maintenance yard with storage.

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 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		
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