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ESTATE AGENTS



Moorgate Street, Blackburn

Moorgate Street, Blackburn is a charming three-bedroom semi-detached family home presenting an excellent opportunity for those seeking a renovation project. With a generous layout, the property boasts two separate reception rooms, providing ample space for family gatherings and entertaining guests.

The location is particularly appealing, as it is situated in close proximity to the renowned Ewood Park, perfect for those who enjoy outdoor activities and local events. Additionally, families will appreciate the highly regarded primary schools nearby, making this home an ideal choice for those with children.

This property is a blank canvas, ready for your personal touch and vision. Whether you are a first-time buyer or an experienced renovator, this house offers the potential to create a wonderful dream home.

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.

- Semi-Detached Home
- Off-Street Parking
- Tenure: Freehold
- Two Reception Rooms
- Council Tax Band: A
- Family Home
- Three Piece Bathroom
- Enclosed Front, Side & Rear Gardens
- Driveway For 2 Cars

Offers over £110,000

Moorgate Street, Blackburn

Ground Floor

Porch

1'8" x 7'1" (0.53 x 2.16)

UPVC double glazed window surround and UPVC double glazed front door, door to entrance vestibule, tiled flooring.

Entrance Vestibule

3'2" x 3'4" (0.98 x 1.03)

UPVC entrance door, stairs to first floor, door to living room, ceiling light fitting, carpeted flooring.

Living Room

13'5" x 11'9" (4.11 x 3.59)

UPVC double glazed window, central heating radiator, Italian marble feature fireplace with surround and hearth, ceiling light fitting, carpeted flooring.

Conservatory

4'1" x 11'1" (1.25 x 3.39)

Hardwood window surround with UPVC double glazed frosted door to kitchen, door to storage shed, vinyl flooring.

Kitchen

6'1" x 8'6" (1.87 x 2.60)

UPVC double glazed window, wall and base units with contrasting worktops, stainless steel inset sink with drainer and mixer tap, free-standing gas oven and hob, plumbing for washing machine, door to living room and dining room, stick-back square carpeted tiles, ceiling light fitting.

Dining Room

9'11" x 17'10" (3.04 x 5.44)

UPVC double glazed French doors to rear, electric storage heater, door to downstairs WC, door to kitchen, feature fireplace with surround and hearth, ceiling light fitting, carpeted flooring.

Downstairs WC

2'0" x 7'10" (0.61 x 2.39)

Two double glazed frosted windows, a dual flush WC, small corner sink with traditional taps, ceiling light fittings x2, carpeted flooring.

First Floor

Landing

5'5" x 8'3" (1.67 x 2.53)

Doors to three bedrooms and bathroom, UPVC double glazed window, ceiling light fitting, carpeted flooring.



Master Bedroom

9'4" x 12'9" (2.87 x 3.91)

UPVC double glazed window, electric storage heater, built-in wardrobes, ceiling light fitting, carpeted flooring.

Bedroom Two

9'9" x 9'5" (2.99 x 2.89)

UPVC double glazed window, built-in storage cupboard, ceiling light fitting, electric storage heater, carpeted flooring.

Bedroom Three

5'10" x 6'2" (1.78 x 1.90)

UPVC double glazed window, ceiling light fitting, wood-effect laminate flooring.

Bathroom

5'5" x 4'10" (1.67 x 1.48)

UPVC double glazed frosted window, dual flush WC, full pedestal wash basin with traditional taps, panel bath with showerhead attachment, part-tiled elevations, ceiling light fitting, vinyl flooring.

External

Front

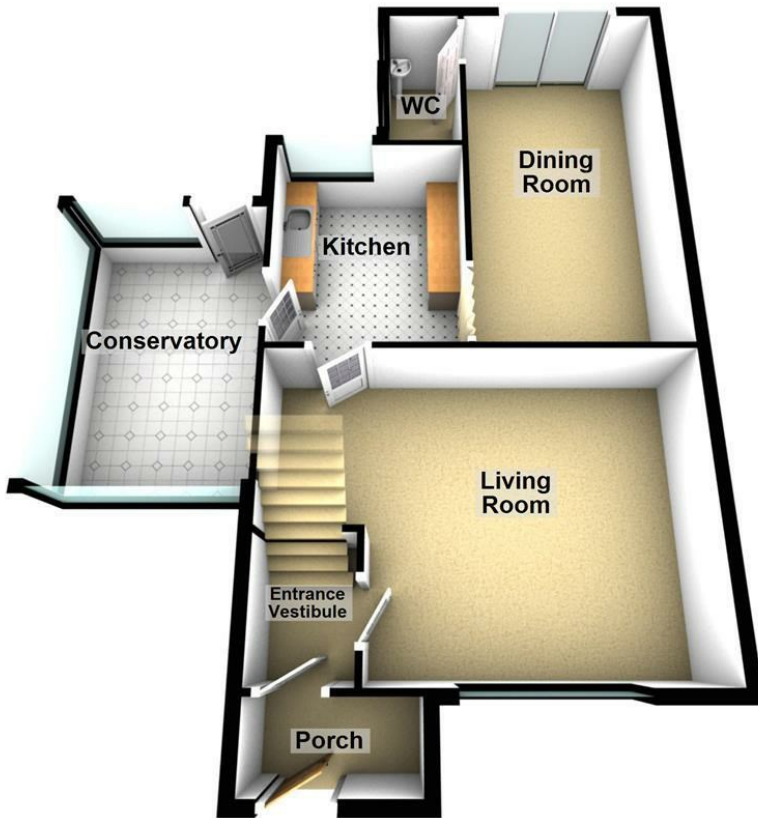
Mature shrubs, hedges, trees and flowers, laid-to-lawn areas and path leading to the front door.

Rear

Enclosed rear garden, laid-to-lawn areas, mature shrubs, trees, hedges and flowers, gated driveway for 2 cars and access to conservatory.




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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 