

curtis law

ESTATE AGENTS



Bombay Street, Blackburn

Nestled in the popular area of Redlam, this charming mid-terrace house on Bombay Street in Blackburn presents an excellent opportunity for first-time buyers or savvy investors. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household's needs.

The location is particularly appealing, being in close proximity to Griffin Park, a lovely green space perfect for leisurely strolls or family outings. Additionally, the property is situated near local schools, making it an ideal choice for families seeking a nurturing environment for their children.

This home is not only a practical choice but also a chance to become part of a vibrant community. With its blend of comfort and convenience, this property is sure to attract those looking to establish themselves in a welcoming neighbourhood. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this house on Bombay Street is a delightful option that should not be missed.

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.

- Close To Griffin Park
- Fantastic Investment Opportunity
- Ideal First-Time Buy
- Nearby Train Station
- Two Double Bedrooms
- Two Reception Rooms
- Council Tax Band: A
- Tenure: To Be Confirmed
- Great Scenic Location

Chain Free £75,000

Bombay Street, Blackburn

Ground Floor

Hallway

8'1" x 3'6" (2.47 x 1.07)

Ceiling light fitting, central heating radiator, doors to two reception rooms, stairs to first floor, laminate flooring.

Living Room

10'4" x 11'11" (3.15 x 3.64)

UPVC double glazed window, ceiling light fitting, central heating radiator, gas fireplace, television point, carpeted flooring.

Dining Room

14'2" x 12'5" (4.32 x 3.80)

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

Kitchen

8'3" x 9'3" (2.54 x 2.84)

UPVC double glazed window, a range of wall and base units with contrasting worktops, part-tiled splashbacks, inset sink and drainer with mixer tap, freestanding electric oven with four ring hob, space for washing machine, ceiling light fitting, door to rear yard, tiled flooring.

First Floor

Landing

6'2" x 6'7" (1.90 x 2.01)

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

Master Bedroom

11'10" x 14'3" (3.61 x 4.35)

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

Bedroom Two

14'2" x 9'11" (4.33 x 3.04)

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

Bathroom

6'11" x 7'3" (2.11 x 2.22)

A three piece bathroom suite comprising of; a low level WC and full pedestal wash basin with separate hot and cold taps, panel bath with electric mixer shower head, ceiling light fitting, part tiled elevations, tiled flooring.



Front

Courtyard, on street parking.

Rear

Enclosed flagged yard.

Agents Notes

Tenure: Unknown

Council Tax Band: A - Blackburn with Darwen

Property Type: Mid- terrace

Property Construction: Brick

Water Supply: Mains

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Unknown

Mobile Signal: Good

Parking: On street

Building Safety: Unknown

Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

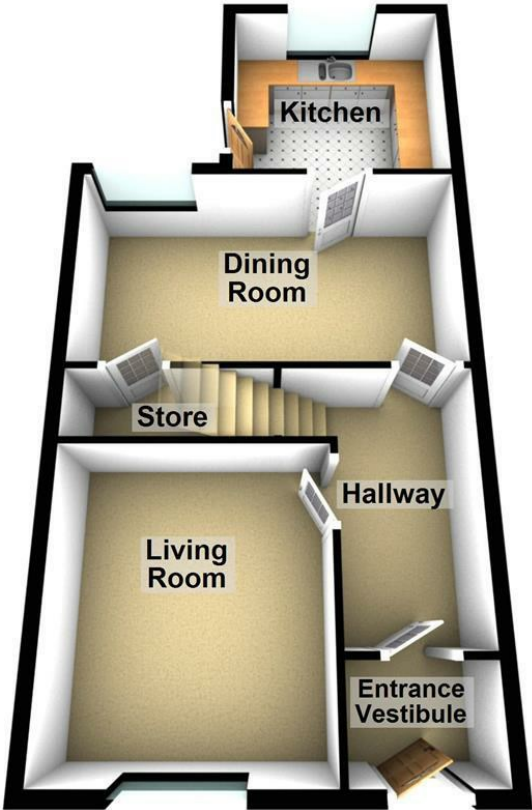
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Stairlift Installed

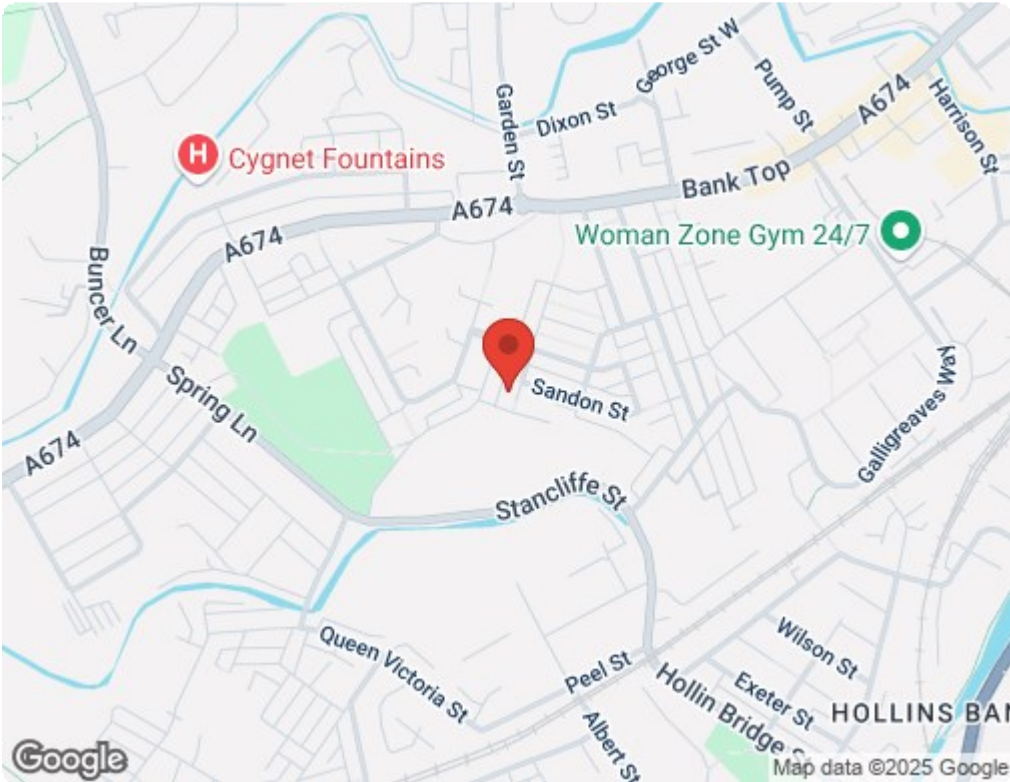
Coalfield & Mining Area: Unknown



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		
(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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