

# curtis law

## ESTATE AGENTS



### Delph Close, Blackburn

\*\*\* CHARMING THREE BEDROOM TERRACE WITH NO ONWARD CHAIN \*\*\*

Tucked away in a desirable, private residential estate, this delightful mid-terrace home offers a fantastic opportunity with no chain delay - perfect for first-time buyers or families looking to grow. While in need of some modernisation, the property boasts great potential in a highly sought-after area of Blackburn. The spacious layout includes a large open-plan lounge and dining room, a well-appointed kitchen, two double bedrooms, a third single bedroom, and a family bathroom. Additional benefits include off-road parking, a garage, and a generously sized rear garden. Don't miss the chance to make this three-bedroom property your own and transform it into your forever home.

Situated just off Fecitt Brow, this home offers a peaceful setting while remaining well-connected. Nearby, you'll find Audley Range, home to a variety of shops, takeaways, convenience stores, and newsagents. Families will appreciate the close proximity to highly regarded schools, including Shadsworth Junior School and Newfield School. The area also boasts excellent transport links, with bus services to Blackburn Town Centre, Accrington, Great Harwood, and Clitheroe.

Get in contact with our sales team to arrange a viewing.

- Lovely Mid- Terrace Home
- Open Plan Lounge/ Dining Room
- Close To Local Amenities
- Three Bedrooms
- Ideal First Time Buy
- Council Tax Band A
- No Chain Delay
- Off Road Parking & Garage
- Freehold

**Offers in the region of £114,950**



# Delph Close, Blackburn

## Ground Floor

### Entrance Hall

13'2" x 5'7" (4.03m x 1.72m)

UPVC double glazed frosted door to entrance hall, uPVC double glazed frosted window ceiling light fitting, central heating radiator, consumer unit, doors to kitchen and lounge/ dining room, carpeted flooring.

### Kitchen

9'1" x 7'4" (2.77m x 2.26m)

UPVC double glazed window, a range of laminate wall and base units with laminate worktops, part tiled splashbacks, inset stainless steel sink and drainer with mixer tap, freestanding double electric oven with four ring hob, space for fridge freezer, plumbing for washing machine, wall mounted combi boiler, ceiling light fitting, vinyl flooring.

### Lounge/ Dining Room

14'11"x 14'2" by 9'1" x 4'11" (4.56mx 4.32m by 2.79m x 1.52m)

UPVC double glazed window, uPVC double glazed sliding door to rear garden, two ceiling light fittings, two central heating radiators, feature gas fireplace, television point, door to under stair storage, space for dining set, carpeted flooring.

## First Floor

### Landing

8'2" x 5'8" (2.50m x 1.73m)

Ceiling light fitting, loft access via hatch, doors to three bedrooms and a three piece bathroom suite, carpeted flooring.

### Bedroom One

13'6" x 8'11" (4.13m x 2.73m)

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

### Bedroom Two

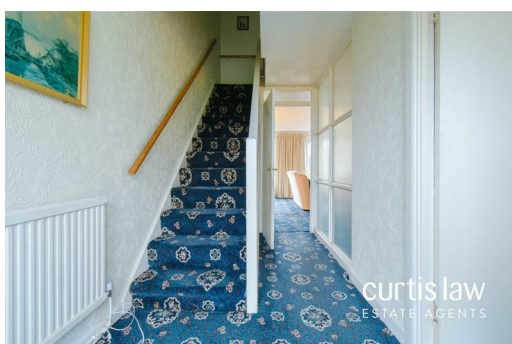
13'2" x 9'1" (4.02m x 2.77m)

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

### Bedroom Three

9'0" x 5'8" (2.75m x 1.74m)

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



## Bathroom

9'0" x 8'2" (2.75m x 2.50m )

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel bath with electric feed overhead shower, full tiled elevations, ceiling light fitting, central heating towel rail, door to airing cupboard, carpeted flooring.

## External

### Front

Low maintenance garden front, off road parking spaces.

### Rear

Enclosed, laid to lawn garden with path leading to gate, access to garage.

## Agents Notes

Tenure: Freehold, there is a connected rent charge on the title, please ask your solicitor for further information.

Council Tax Band: A - Blackburn with Darwen

Property Type: End-Terrace

Property Construction: Brick

Roof Type: Slate

Water Supply: N W Water

Electricity Supply: British Gas

Gas Supply: British Gas

Sewerage: Unknown

Heating: Gas

Broadband/ Internet Speed: None at property

Mobile Signal: Unknown

Building Safety: Unknown

Restrictions: Unknown

Rights & Easements: Unknown

Flood & Erosion Risks: Unknown

Planning Permissions & Development Proposals: Unknown

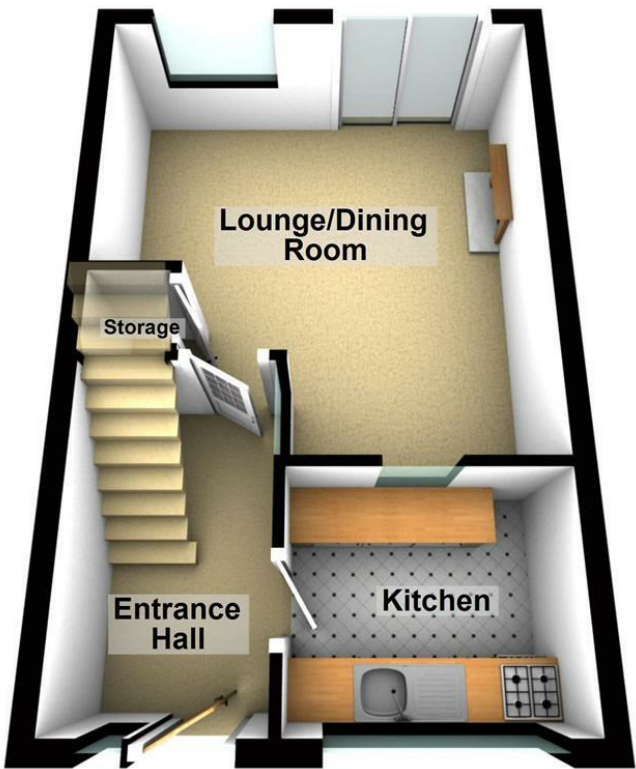
Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown

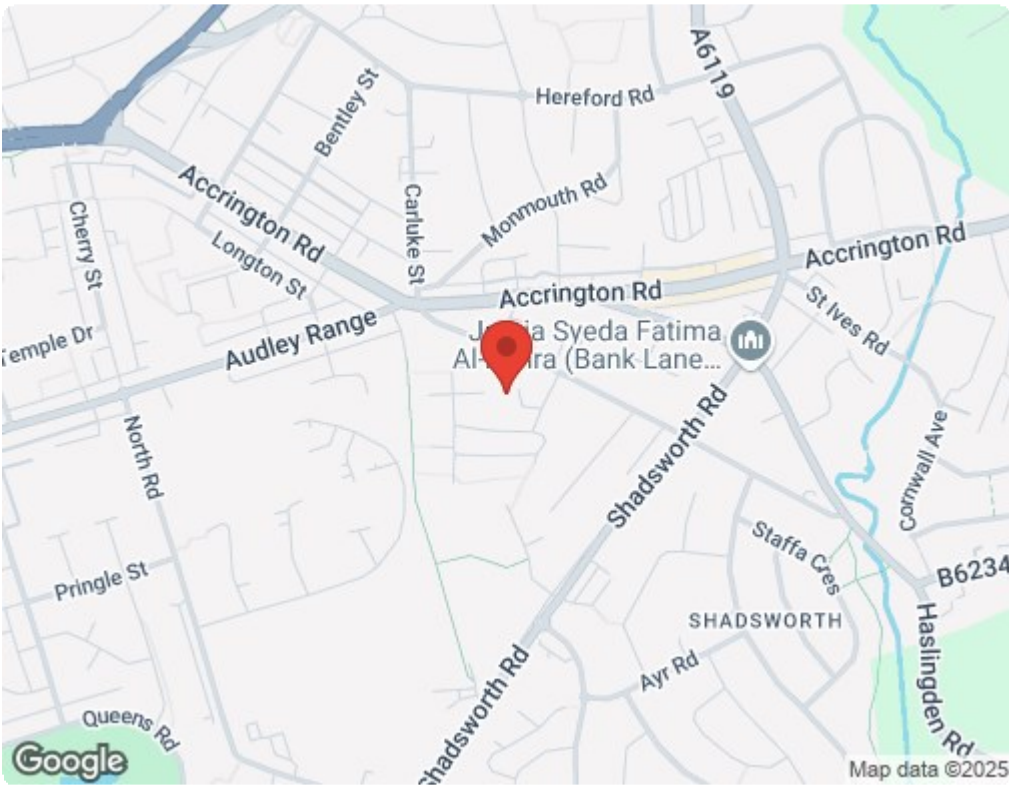
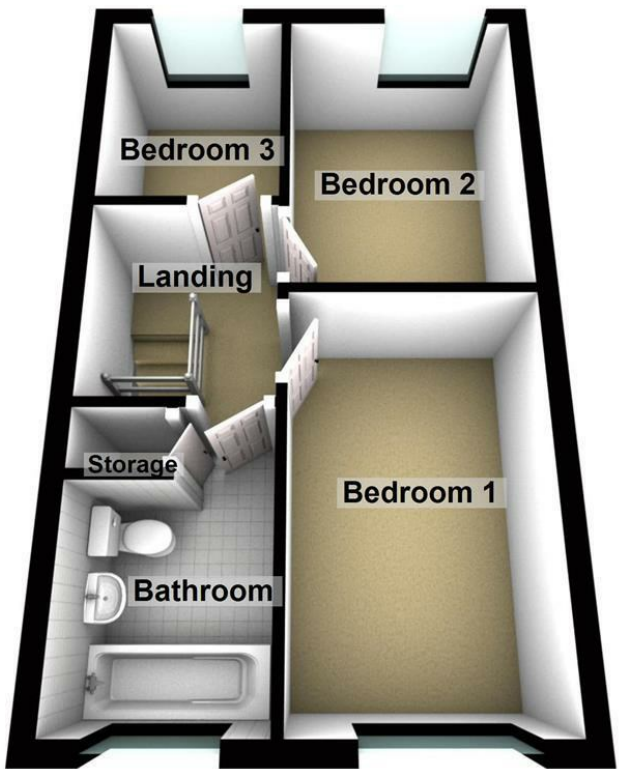




# Ground Floor



# 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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC