

# curtis law

## ESTATE AGENTS



### Mayflower Street, Blackburn

\*\*\* FANTASTIC TWO BEDROOM TERRACE WITH NO CHAIN DELAY \*\*\*

Curtis Law Estate Agents are delighted to present this lovely two-bedroom mid-terrace home, situated in one of Blackburn's most desirable locations. With a neutral design throughout, it offers the perfect blank canvas to make your own. The property features a spacious living room, a modern fitted kitchen, two generously sized bedrooms, and a beautifully finished bathroom suite. Complete with on-street parking and an enclosed rear yard, this home is an ideal opportunity for first-time buyers ready to step onto the property ladder, as well as investors looking to expand their portfolio.

This property enjoys a prime location, close to various local amenities such as shops, convenience stores, cafés, a pharmacy, and reputable schools like Saint Peter's Primary School. Commuters will love the convenience of nearby bus stops, just a stone's throw away, as well as Mill Hill train station, offering easy access to Blackburn Town Centre, Darwen, Bolton, and beyond.

Get in contact with our sales team today to arrange a viewing!

PLEASE NOTE: ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND ARE TO BE SCHEDULED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS, OR SERVICES, AND THUS CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR SUITABLE FOR THEIR INTENDED PURPOSE.

- Mid- Terrace Property
- Mill Hill Area
- Generously Sized Rear Yard
- Two Bedrooms
- Modern Kitchen & Bathroom Suite
- Council Tax Band A
- No Onward Chain
- On Street Parking
- Freehold

**Offers in the region of £85,000**



# Mayflower Street, Blackburn

## Ground Floor

### Entrance Vestibule

3'6" x 3'2" (1.07m x 0.98m)

UPVC front door to vestibule, open access to living room, vinyl flooring.

### Living Room

14'5" x 11'3" (4.40m x 3.44m)

UPVC double glazed window, ceiling light fitting, central heating, television point, vinyl flooring.

### Kitchen

14'5" x 12'0" (4.41m x 3.67m)

UPVC double glazed window, UPVC door to rear yard, a range of white gloss wall and base units with contrasting worktops, part tiled splashbacks, inset sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for dining set, ceiling light fitting, central heating radiator, coving to ceiling, door to under stair storage, vinyl flooring.

## First Floor

### Landing

8'11" x 3'2" (2.73m x 0.98m)

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

### Bedroom One

14'5" x 11'3" (4.41m x 3.45m)

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

### Bedroom Two

8'5" x 7'7" (2.58m x 2.33m)

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

### Bathroom

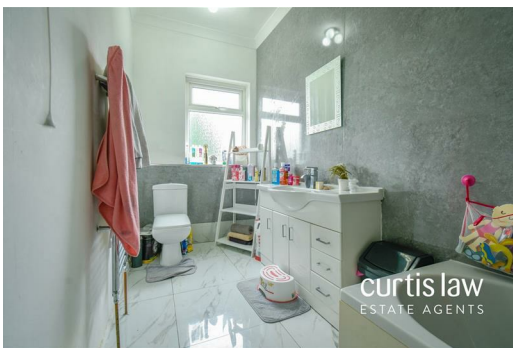
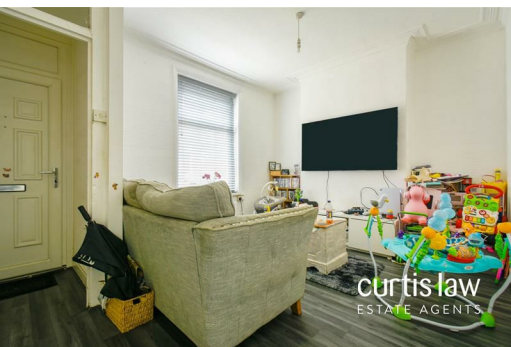
13'6" x 5'2" (4.13m x 1.58m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled, dual flush WC, vanity wash basin with mixer tap, panel bath with overhead shower, part PVC wall paneling, ceiling light fitting, central heating towel rail, coving to ceiling, tiled flooring.

## External

### Front

Gated courtyard, on street parking.



## Rear

Generously sized enclosed, low maintenance yard.

## Agents Notes

Tenure: Freehold

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: No known issues

Rights & Restrictions: Unknown

Flood & Erosion Risks: Unknown

Planning Permissions & Development Proposals: Unknown

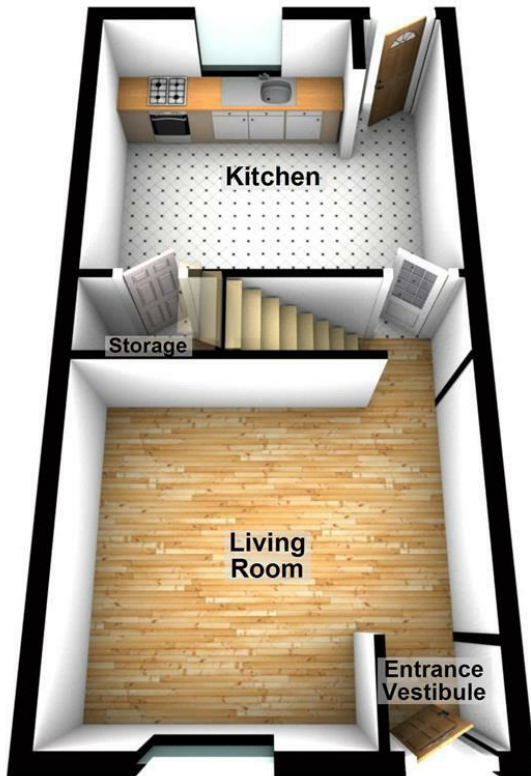
Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown

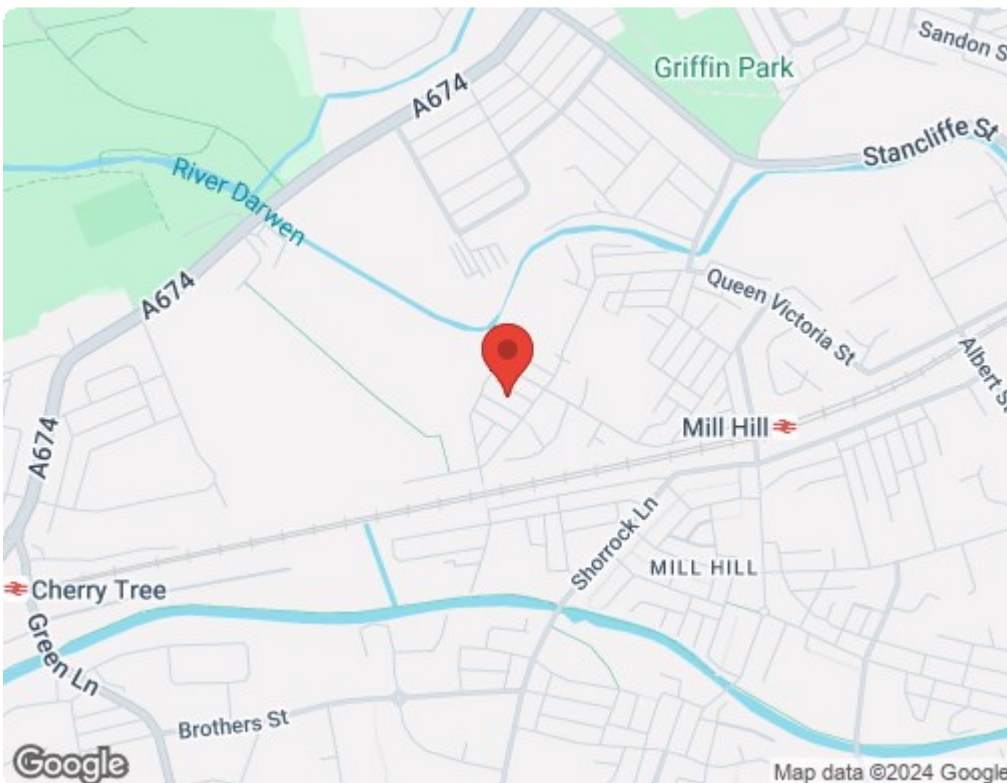




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		