



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

John Street, Church, BB5 4JL

Offers Over £85,000

THE PERFECT FIRST TIME HOME

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and neutral decoration, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Church. Having undergone a full transformation and boasting no chain delay, this property is the perfect first time home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and inner hallway. The inner hallway leads openly on to a contemporary fitted kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally, there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

John Street, Church, BB5 4JL

Offers Over £85,000



- Immaculate Mid Terraced Property
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating TBC
- Two Bedrooms
- Presented to Highest Standard
- Tenure Leasehold
- Three Piece Bathroom
- Complete Blank Canvas
- Council Tax Band A

Ground Floor

Entrance Hall

11'10 x 3'3 (3.61m x 0.99m)

Composite double glazed frosted front door, central heating radiator, doors leading to reception room and inner hall.

Reception Room

11'10 x 10'4 (3.61m x 3.15m)

UPVC double glazed window, central heating radiator and meter cupboard.

Inner Hall

3'0 x 2'7 (0.91m x 0.79m)

Smoke detector, wood effect lino flooring and open access to kitchen/dining area.

Kitchen/Dining Area

16'2 x 14'0 (4.93m x 4.27m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops, stainless steel sink and drainer, integrated electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, understairs storage, stone fireplace with granite effect hearth and UPVC double glazed frosted door to rear.

First Floor

Landing

6'2 x 6'0 (1.88m x 1.83m)

Doors leading to two bedrooms and family bathroom.

Bedroom One

14'0 x 13'9 (4.27m x 4.19m)

UPVC double glazed window and central heating radiator.

Bedroom Two

14'7 x 7'5 (4.45m x 2.26m)

UPVC double glazed window, central heating radiator and Main combi boiler.

Bathroom

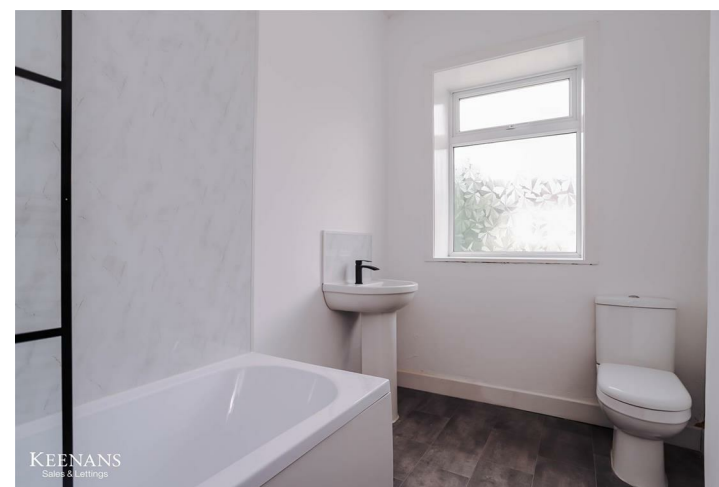
9'11 x 6'1 (3.02m x 1.85m)

UPVC double glazed frosted window, heated towel rail, panel bath with mixer tap, direct feed rainfall shower and rinse head, pedestal wash basin with mixer tap, dual flush WC, PVC panel elevations and tiled effect lino flooring.

External

Rear

Enclosed yard.



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