



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		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

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Hermitage Street, Blackburn, BB1 4NL

£130,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and neutral decoration, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Rishton. With two living areas, added loft conversion which has been done to regulations to create a third bedroom and situated within the most convenient location, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Blackburn, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms, modern family bathroom and staircase to the third bedroom. Externally there is an enclosed garden to the rear and garden to the front.

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

Hermitage Street, Blackburn, BB1 4NL

£130,000



- An Impressive Mid Terrace House
- Stunning Contemporary Fitted Kitchen
- Ideal Family Home
- EPC Rate E
- Three Bedrooms
- Modern Three Piece Bathroom
- Tenure Leasehold
- Two Spacious Reception Rooms
- Enclosed Rear Yard
- Council Tax Band A

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

4'9 x 3'5 (1.45m x 1.04m)

Coving, dado rail, meter cupboard, tiled flooring and hardwood single glaze frosted door to hall.

Hall

9'8 x 3'5 (2.95m x 1.04m)

Central heating radiator, dado rail, open into reception room one, hardwood door to a second reception room and stairs to first floor.

Reception Room One

11'5 x 10'9 (3.48m x 3.28m)

UPVC double glazed window, central heating radiator, coving, dado rail, integrated alcove storage and wood effect lino flooring.

Reception Room Two

14'7 x 12'4 (4.45m x 3.76m)

UPVC double glazed window, central heating radiator, spotlights, electric modern fire, television point, understairs storage and door to kitchen.

Kitchen

12'10 x 6'11 (3.91m x 2.11m)

UPVC double glazed window, range of grey gloss wall and base units, wood effect surfaces, composite one and a half sink bowl and drainer with mixer taps, integrated electric oven, with four ring electric hob and extractor hood, integrated microwave, integrated fridge freezer, plumbing for washing machine, spotlights, smoke detector, integrated boiler, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

9'1 x 5'11 (2.77m x 1.80m)

Dado rail, doors to two bedrooms and bathroom and stairs leading to loft room.

Bedroom One

14'7 x 11'5 (4.45m x 3.48m)

UPVC double glazed window, central heating radiator, spotlights and over stairs storage.

Bedroom Two

9'9 x 8'6 (2.97m x 2.59m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

9'3 x 5'8 (2.82m x 1.73m)

UPVC double glazed frosted window, heated towel rail, three piece suite, tiled panel bath with direct feed shower and mixer taps, dual flush WC, vanity top wash basin with mixer taps, tiled elevations, spotlights, integrated inset shelving and wood effect lino flooring.

Second Floor

Bedroom Three

13'4 x 12'8 (4.06m x 3.86m)

Two velux windows, central heating radiator, spotlights, smoke detector and eave storage.

External

Front

Paved courtyard.

Rear

Enclosed indian stone paved yard.

