



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

Chapel Street, Blackburn, BB1 4NP

Offers Over £120,000

ENVIABLE MID TERRACED PROPERTY NOT TO BE MISSED

Welcome to Chapel Street, Rishton, Blackburn - a charming location that could be the perfect setting for your new home! This delightful two-bedroom mid-terraced house boasts open plan living, offering ample space for relaxation and entertainment.

Step inside to discover new flooring that gives the interior a fresh and modern feel. The highlight of this property is the fitted kitchen, providing a stylish and functional space for all your culinary adventures.

Outside, you'll find a good-sized back yard, perfect for enjoying a morning coffee or hosting a summer barbecue with friends and family. Imagine the possibilities this outdoor space holds for creating your own little oasis right at home.

Don't miss out on the opportunity to make this house your own and enjoy the convenience of living in such a well-appointed property. With its convenient location and charming features, this house on Chapel Street is just waiting for you to add your personal touch and make it a place to call home.

Chapel Street, Blackburn, BB1 4NP

Offers Over £120,000



- Tenure Leasehold
- On Street Parking
- Open Plan Living Space
- Easy Access To Major Network Links
- Council Tax Band A
- Mid Terraced Property
- Ideal First Time Buy
- EPC Rating D
- Two Bedrooms With Loft Conversion
- Viewing Essential

Ground Floor

Entrance Vestibule

UPVC double glazed door with stained glass to vestibule and door to open plan reception room.

Open Plan Reception Room/Dining Area

29'6 x 13'1 (8.99m x 3.99m)

Two UPVC double glazed windows, two reception rooms, stairs to first floor, two cast iron fire places, inset shelving, television point, LED spotlights, Karndean flooring and double doors to kitchen.

Kitchen

10'10 x 8'2 (3.30m x 2.49m)

UPVC double glazed window, UPVC double glazed door with frosted glass to rear, range of panel wall and base units, laminate work tops, oven with four ring induction hob, tiled splash backs, composite one and a half sink and drainer with mixer tap, plumbed for washing machine, dryer, space for fridge freezer, LED spotlights, smoke alarm and tiled floor.

First Floor

Landing

8'4 x 5'7 (2.54m x 1.70m)

Doors to two bedrooms, bathroom and loft conversion.

Bedroom One

13'1 x 11'10 (3.99m x 3.61m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

10'5 x 7'9 (3.18m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

10'5 x 5'1 (3.18m x 1.55m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panel bath with mixer tap, enclosed electric feed shower, part tiled elevation, LED spotlights, extractor fan and vinyl flooring.

Loft Conversion

13'1 x 11'5 (3.99m x 3.48m)

Velux window.

External

Rear

Enclosed paved yard to rear with gate to shared access road.

