



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		71
(81-91) B		
(69-80) C		
(55-68) D	55	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## St. James Street, Blackburn, BB2 4HD

### Offers Over £95,000

DECEPTIVELY SPACIOUS FOUR BEDROOM PROPERTY - SOLD WITH TENANT IN SITUE

Located in a convenient town of Blackburn, sits this bright four bedroom terraced property with easy access to the town centre. With two spacious reception rooms, a fitted kitchen, four bedrooms, a four piece bathroom suite and a rear enclosed yard, this property is perfect for a buy to let investor. This property is just a short drive away from well regarded schools, local amenities and commuter routes to nearby towns like Accrington and Darwen.

The property comprises briefly: a welcoming entrance into reception room one. Reception room one has doors leading to reception room two, the inner hall and under stairs storage. From the inner hall, there are stairs leading to the first floor landing and a door to access the kitchen. The rear yard is accessible from the kitchen. From the first floor landing, there are stairs leading to the second floor and doors providing access to two double bedrooms, a four piece bathroom suite and under stairs storage. From the second floor, there are doors leading to two bedrooms. Externally, this property offers an enclosed paved patio yard and access to an outbuilding. To the front of the property, there is stairs leading to an enclosed paved garden.

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# St. James Street, Blackburn, BB2 4HD

## Offers Over £95,000

 4  1  2  D

- Mid Terrace Property
  - Set Over Three Floors
  - The Property Is Freehold
  - Close Proximity To Amenities
- Four Bedrooms
  - Two Reception Rooms
  - On-Street Parking
- No Chain Delay
  - Council Tax Band A
  - EPC Rating D

### Ground Floor

#### Entrance

UPVC double glazed door leads to reception room one.

#### Reception Room One

14'5 x 12'10 (4.39m x 3.91m)

UPVC double glazed window, central heating radiator, laminate flooring, door to the inner hall and doorways to under-stairs storage and to reception room two.

#### Reception Room Two

12'7 x 12'7 (3.84m x 3.84m)

UPVC double glazed window, central heating radiator, coving to the ceiling, marble hearth and laminate flooring.

#### Inner Hall

9'7 x 5'8 (2.92m x 1.73m)

Stairs to the first floor and a door leads to the kitchen.

#### Kitchen

11'10 x 10'1 (3.61m x 3.07m)

UPVC double glazed window, central heating radiator, a range of wood wall and base units, laminate worktops, stainless steel. drainer and mixer tap, plumbing for a washing machine, space for a fridge, boiler, laminate flooring and a door leads to the rear yard.

### First Floor

#### Landing

12'11 x 9'1 (3.94m x 2.77m)

Stairs to the second floor and doors lead to storage, to the bathroom and to two bedrooms.

#### Bedroom One

12'6 x 10'6 (3.81m x 3.20m)

UPVC double glazed window and a central heating radiator.

#### Bedroom Two

12'11 x 8' (3.94m x 2.44m)

UPVC double glazed window and a central heating radiator.

#### Bathroom

11'10 x 10'3 (3.61m x 3.12m)

UPVC double glazed frosted window, central heated towel rail, four piece suite comprises: dual flush WC, pedestal wash basin with mixer tap, a panelled P shaped bath with mixer tap and rinse head, mains feed shower, coving to the ceiling and part-tiled elevations.

### Second Floor

#### Bedroom Three

13'9 x 11'10 (4.19m x 3.61m)

Wood double glazed Velux window and a central heating radiator.

#### Bedroom Four

10'8 x 7'3 (3.25m x 2.21m)

Window and a central heating radiator.

### External

#### Front

Enclosed paved garden.

#### Rear

Enclosed paved yard with an outhouse and a gate to a shared access road.



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