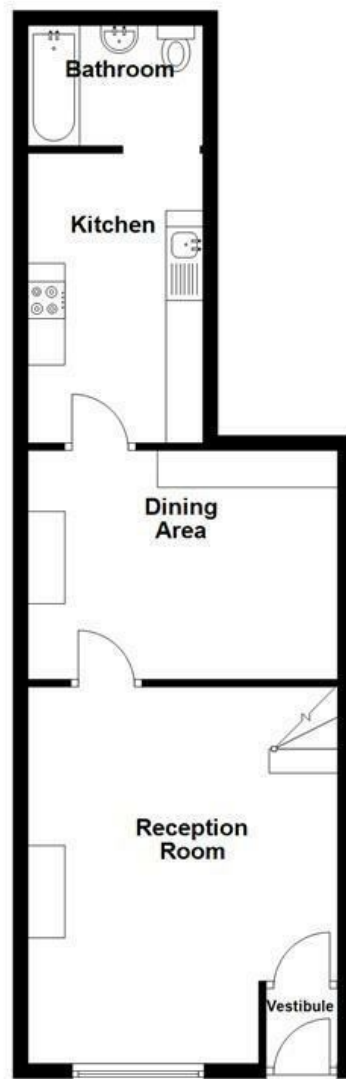
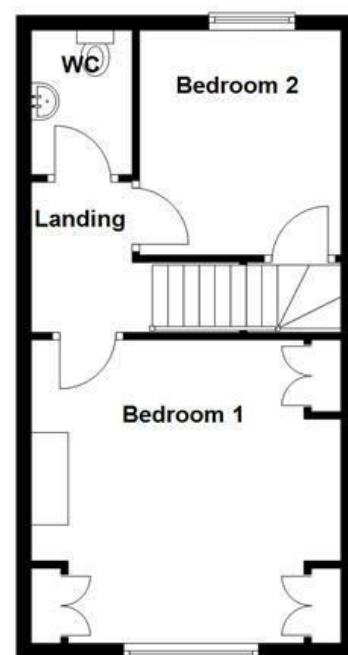


Ground Floor



First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Edward Street, Blackburn, BB1 4JQ

Offers Over £70,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY BURTSING WITH POTENTIAL

Situated on Edward Street in the charming town of Rishton, Blackburn, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. With no chain delays, you can move in and start enjoying your new home without the usual waiting period.

The property boasts two generously sized reception rooms, providing ample space for relaxation and entertaining. The large kitchen is perfect for those who enjoy cooking and offers plenty of room for dining. The downstairs bathroom adds to the convenience of the layout, ensuring that daily routines are easily managed.

Upstairs, you will find two spacious bedrooms that offer a comfortable retreat at the end of the day. Additionally, the presence of an upstairs WC enhances the practicality of the home, making it ideal for families or those who appreciate extra facilities.

This property is brimming with potential, allowing you to put your personal touch on it and truly make it your own. Whether you are looking to create a cosy family home or a rental investment, this terraced house on Edward Street is a fantastic choice. Don't miss the chance to explore the possibilities that await you in this lovely Rishton residence.

Edward Street, Blackburn, BB1 4JQ

Offers Over £70,000



- Tenure Leasehold
 - On Street Parking
 - Bursting With Potential
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Viewing Essential
 - Sought After Area
- EPC Rating TBC
 - Ideal Investment Opportunity
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Hard wood frosted door to vestibule.

Vestibule

3'4 x 3'2 (1.02m x 0.97m)

Tiled floor and door to reception room.

Reception Room

16'8 x 13'9 (5.08m x 4.19m)

UPVC double glazed window, central heating radiator, gas fire, stairs to first floor, door to dining area to kitchen and coving.

Dining Area

14'4 x 10' (4.37m x 3.05m)

Wood wall and base units, gas fire, coving and door to kitchen.

Kitchen

12'9 x 7'9 (3.89m x 2.36m)

UPVC double glazed frosted window, central heating radiator, tiled floor, part tiled elevation, panelled wall and base units, four ring gas hob and oven, plumbed for washing machine, space for fridge and freezer, stainless steel sink and drainer, door to rear, storage and bathroom.

Bathroom

7'9 x 5'4 (2.36m x 1.63m)

UPVC double glazed window, central heating radiator, low bowl WC, pedestal wash basin, panel bath, tiled floor and elevation.

First Floor

Landing

6'11 x 4'8 (2.11m x 1.42m)

Doors to two bedrooms and WC.

Bedroom One

13'11 x 13'5 (4.24m x 4.09m)

Hard wood double glazed window, central heating radiator, storage and coving.

Bedroom Two

10'2 x 9'3 (3.10m x 2.82m)

UPVC part frosted window, central heating radiator, storage and coving.

WC

6'5 x 4'8 (1.96m x 1.42m)

Low flush WC, central heating radiator, vanity top wash basin and coving.



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