

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.

Holgate Street, Blackburn, BB6 7JD

Offers Over £129,950

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located in the charming area of Holgate Street, Great Harwood, Blackburn, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The modern kitchen is well-equipped, making it a joy to prepare meals and enjoy family gatherings.

The two double bedrooms are generously sized, offering comfort and versatility for various living arrangements. The family bathroom is conveniently located, ensuring practicality for everyday living. The interior features a neutral decor throughout, allowing you to easily personalise the space to your taste.

This home is ready for you to move into, making it an ideal choice for those looking to settle in quickly. Situated in a sought-after location, you will benefit from the vibrant community and local amenities that Great Harwood has to offer. With its appealing features and prime location, this property is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this mid-terrace house is a fantastic option.

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- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: TBC
- Two Bedrooms
 - Three Piece Bathroom
 - Tenue: Leasehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'8 x 3'3 (1.12m x 0.99m)
Composite double glazed frosted entrance door and door to hall.

Hall
11'6 x 3'3 (3.51m x 0.99m)
Central heating radiator, coving, stairs to first floor and doors to two reception rooms.

Reception Room One
12'2 x 10'5 (3.71m x 3.18m)
UPVC double glazed leaded window, central heating radiator and coving.

Reception Room Two
16'7 x 14'2 (5.05m x 4.32m)
UPVC double glazed window, central heating radiator, smoke alarm, gas fire, marble effect surround and door to kitchen

Kitchen
11'11 x 7'1 (3.63m x 2.16m)
Two UPV double glazed windows, central heating radiator, gloss wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing
7'1 x 5'2 (2.16m x 1.57m)
Doors to two bedrooms and bathroom.

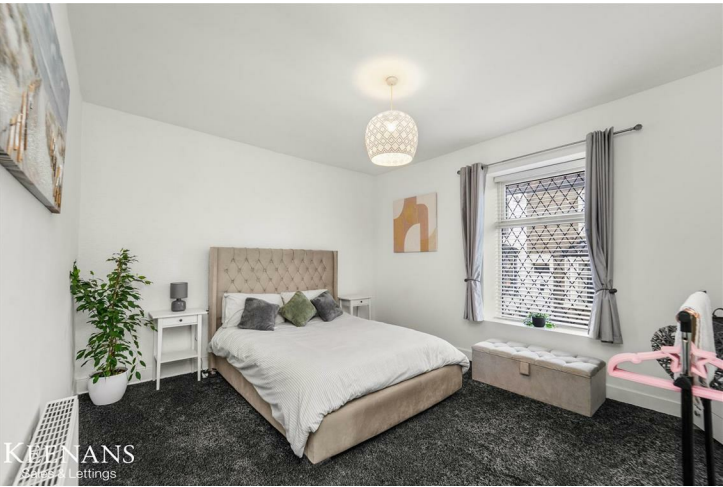
Bedroom One
14'5 x 11'9 (4.39m x 3.58m)
UPVC double glazed leaded window and central heating radiator.

Bedroom Two
13'8 x 8'1 (4.17m x 2.46m)
UPVC double glazed window and central heating radiator.

Bathroom
8'11 x 5'0 (2.72m x 1.52m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, wood panel bath with mixer tap and direct feed shower over, part PVC panel elevation, part wood panel elevation and wood effect flooring.

Extenal

Rear
Enclosed yard, paving, decking and stone chips.



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