



athertons
estate agents



12 Knowsley Road, Blackburn, BB1 9PX
£230,000



athertons
property & land

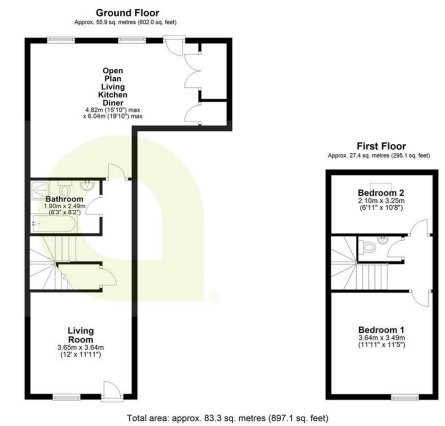
12 Knowsley Road, Blackburn, BB1 9PX

This two-bedroom mid terrace property is being renovated from top to bottom with some finishing touches to be carried out over the next few months. Any potential buyer has the potential at this stage to chose their own kitchen design and style as well as bathroom, flooring etc.

The developers are offering the option to add a central island in the open plan kitchen diner if this would be of interest to any prospective buyer.

The house benefits from underfloor heating to the ground floor, all new glazing, electrics and gas central heating.

Offered to the market with NO ONWARD CHAIN, this is a great opportunity to acquire a family home in a highly desirable area.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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.