



athertons  
estate agents



12 Knowsley Road, Blackburn, BB1 9PX

£230,000





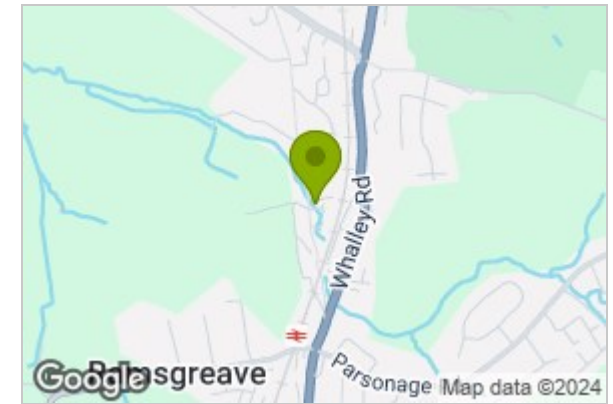
# 12 Knowsley Road, Blackburn, BB1 9PX

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

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