

DUFFIN'S

ESTATE AGENTS



Pritchard Street, Blackburn, BB2 3PF

£95,000

Duffin's Estate Agents are delighted to bring to the SALES market this mid terrace property in the popular and conveniently located area of Blackburn. Fully refurbished throughout, this property is the perfect first time buy or property investment.

The property briefly comprises of: Entrance hall, two spacious reception rooms, fitted kitchen and access to the rear garden. To the first floor you will find two good sized bedrooms and a three piece centre piece bathroom suite. This property has had new carpets and freshly decorated throughout.

The property is double glazed and gas central heated throughout with on street parking to the front and a low maintenance garden to the rear.

With no chain and no delay, this property won't stay on the market for long! Call us on 01254 691352 to arrange a viewing at your earliest convenience.

Reception Room One 12'4" x 11'7" (3.78 x 3.55)



Light and Airy Reception Room comprising of: UPVC double glazed window, fresh white painted walls and white glossed woodwork, luxurious grey carpet, central heating radiator, ceiling light, television point and fireplace surround.

Reception Room Two 13'3" x 16'8" (4.05 x 5.10)



A spacious second reception room comprising of: UPVC double glazed window, fresh white painted walls and white glossed woodwork, luxurious grey carpet, central heating radiator, ceiling light, television point and fireplace surround.

Kitchen 6'6" x 14'1" (2 x 4.30)



Brand New Kitchen featuring UPVC double glazed window, rear door, painted white walls and white glossed woodwork, laminate wall and base units, laminate work tops, stainless steel sink with mixer tap, fitted oven, electric hob, extractor fan, plumbing for washing machine, combination boiler and lino flooring.

Master Bedroom 12'5" x 14'9" (3.8 x 4.50)



Spacious master bedroom offering ample space. The room benefits from UPVC double glazed window, white painted walls and white glossed woodwork, luxurious grey carpet, central heating radiator and ceiling light.

Bathroom 9'10" x 6'6" (3 x 2)



Brand New Bathroom offering: Double glazed uPVC window with frosted glass. central heating radiator, vinyl flooring, part tiled walls, ceiling light. Low level WC, bath, electric shower over bath and pedestal sink.

Second Bedroom 14'7" x 6'6" (4.45 x 2)

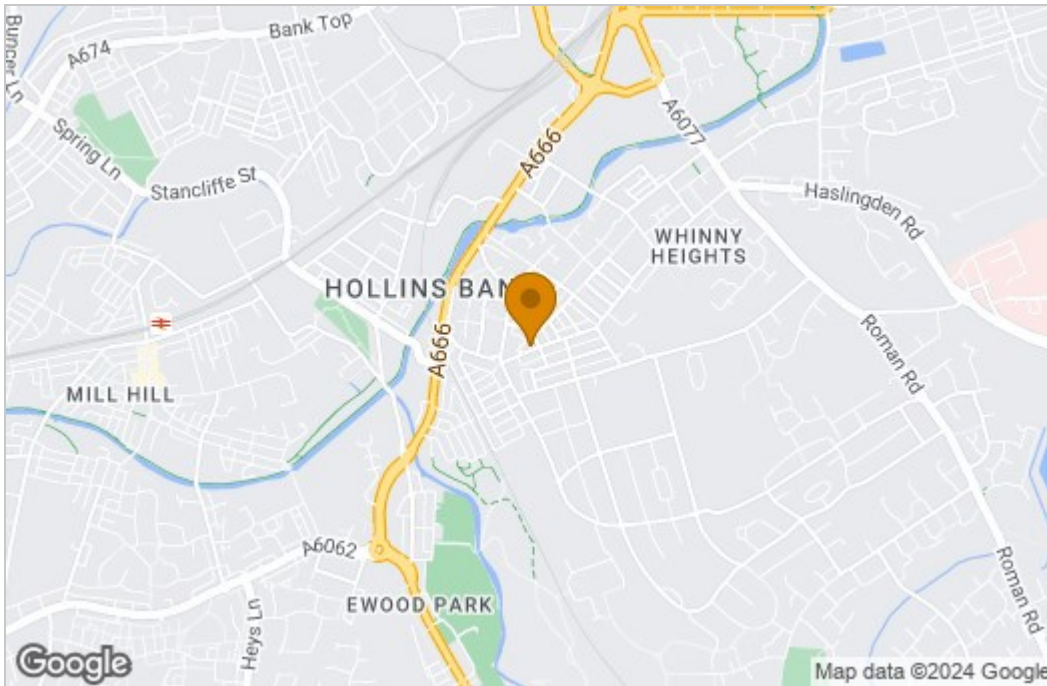


A good size second bedroom offering ample space. The room benefits from UPVC double glazed window, white painted walls and white glossed woodwork, luxurious grey carpet, central heating radiator and ceiling light.

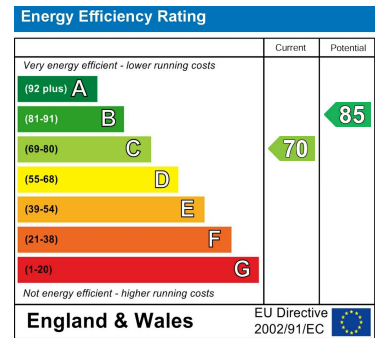
Floor Plan



Area Map



Energy Efficiency Graph



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.