



Moorgate Street, Blackburn, BB2 4PB

Offers over £125,000

Welcome to Moorgate Street, Blackburn - a charming property that is sure to capture your heart! This delightful house boasts an entrance vestibule, two reception rooms and fitted kitchen. To the first floor you will find three good sized bedrooms and three piece family bathroom.

The property features a newly carpeted interior and has been freshly painted, giving it a modern and inviting feel. The two reception rooms offer versatility and ample space for various activities, whether it's hosting a dinner party or enjoying a quiet evening in.

Situated in a great location, this house provides easy access to all the amenities Blackburn has to offer. The good-sized garden is ideal for enjoying the outdoors, whether it's gardening, hosting a barbecue, or simply basking in the sunshine.

Don't miss out on the opportunity to make this house your home. With its desirable features and prime location, this property is sure to capture your heart. Book a viewing today on 01254 691352!

External



This end terrace is situated on Moorgate Street, in the heart of Mill Hill. This property occupies an end plot which provides a huge amount of space both internally and externally.

Entrance Hall



Upon entering the property, there is a vestibule followed by an entrance hall. The floor is laid with the original mosaic flooring and the walls have been freshly painted in a neutral colour. There is also a gas central heating radiator and ceiling light.

Reception Room One 12'4" x 13'1" (3.76 x 4.01)



This is a light filled lounge with UPVC double glazed windows facing out on to the front of the property. The room has been freshly decorated in a neutral colour and has television point, central heating radiator, gas fire, ample plug sockets and ceiling light. The room provides an open space to the dining room / second reception room. The floor is laid with brand new grey carpet which is complimentary of the doors and neutral decor.

Reception Room Two 14'4" x 13'2" (4.37 x 4.02)



Another light filled room which can be used as a second reception room or dining room. UPVC double glazed window which faces the rear of the property. The room has been freshly decorated in a neutral colour and has a central heating radiator, gas fire, ample plug sockets and ceiling light. The room provides benefits from understairs storage. The floor is laid with brand new grey carpet which is complimentary of the doors and neutral decor.

Kitchen 7'6" x 9'9" (2.3 x 2.99)



The kitchen provides a good range of kitchen units, work tops, fully integrated stainless-steel sink, gas hob, extractor and fitted oven. The kitchen has feature ceiling light and ample plug sockets, UPVC double glazed window and door which provides access to the garden. The floor is laid with new lino flooring. The kitchen houses the boiler which is two years old and comes with a ten year warranty.

Upstairs Hallway



The spacious hallway upstairs provides access to the three bedrooms and bathroom. The floor is laid with new carpet and the walls have been freshly painted.

Master Bedroom 16'6" x 13'0" (5.03 x 3.97)



The master bedroom has been fitted with brand new grey carpet and is freshly decorated in a neutral colour. This bedroom has a gas central heating radiator, ceiling light, plug sockets and UPVC double glazed window to the front of the property.

Bedroom Two 10'7" x 4'7" (3.24 x 1.42)



The second bedroom has been fitted with brand new grey carpet and is freshly decorated in a neutral colour. This bedroom has a gas central heating radiator, ceiling light, plug sockets and UPVC double glazed window to the rear of the property.

Bedroom Three 7'11" x 9'8" (2.42 x 2.97)



The third bedroom has been fitted with brand new grey carpet and is freshly decorated in a neutral colour. This bedroom has a gas central heating radiator, ceiling light, plug sockets and UPVC double glazed window to the rear of the property.

Bathroom 10'7" x 4'7" (3.24 x 1.42)



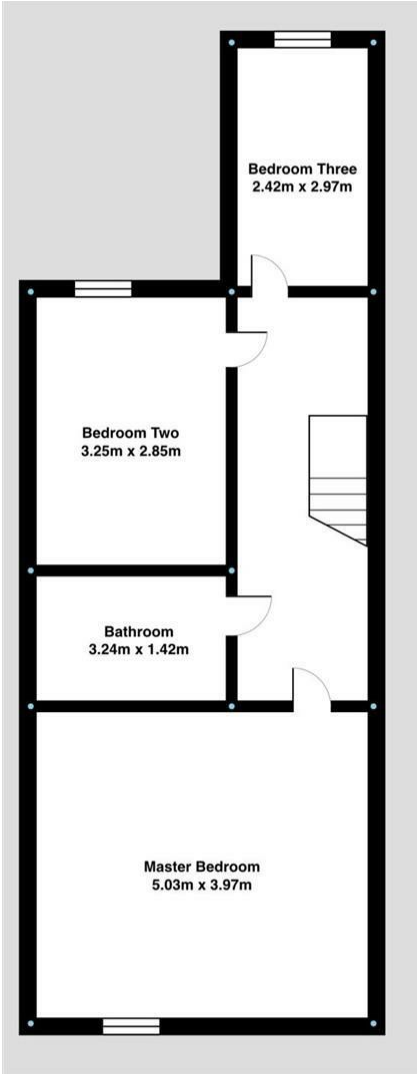
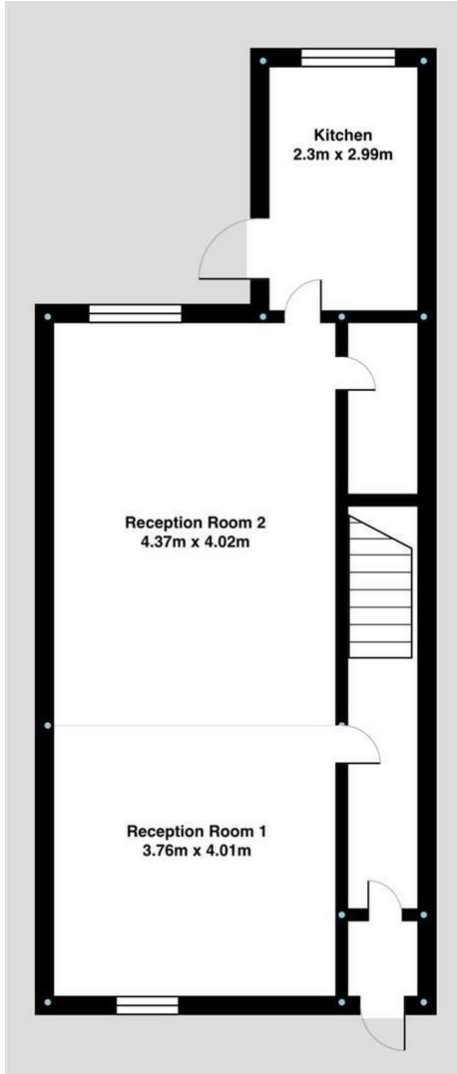
The bathroom comprises of a W.C, wash basin and enclosed bath with shower overhead and tiled elevations. The room is warmed by a gas central heating radiator and the floor is laid with new lino. The bathroom also benefits from new ceiling spotlights and new extractor fan.

Garden

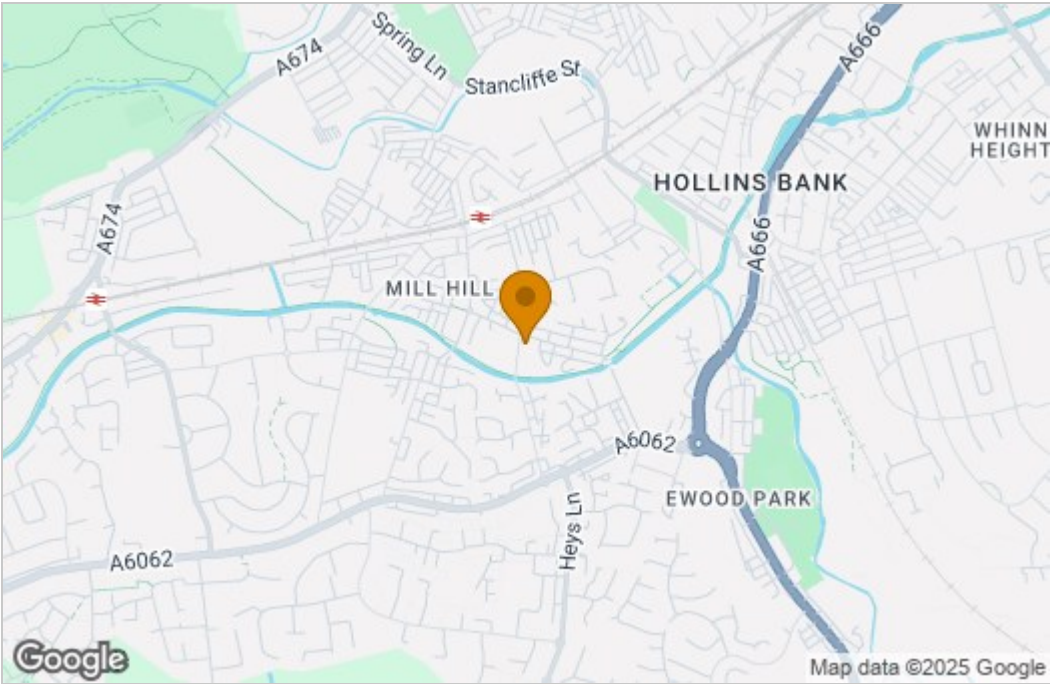


This easily maintained garden is perfect for those summer nights. The garden is laid with artificial grass and is surrounded by decorative stones and a flagged walkway. The patio area is also flagged which is ideal of BBQs and garden furniture.

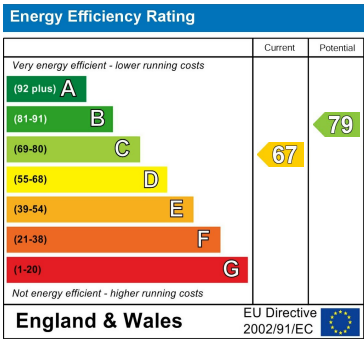
Floor Plan



Area Map



Energy Efficiency Graph



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