



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Haworth Street, Blackburn, BB1 4HZ

£84,950

TWO BEDROOM MID TERRACE PROPERTY WITH AN ABUNDANCE OF POTENTIAL

Located mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a spacious open-plan kitchen diner, perfect for modern living and entertaining, alongside two inviting living areas that provide ample space for relaxation and family gatherings.

On the first floor, you will find two well-proportioned bedrooms, complemented by a family bathroom that caters to all your needs. The layout of the home is both practical and welcoming, making it an ideal choice for those seeking comfort and convenience.

The rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. This property is situated in a highly sought-after location, with easy access to local amenities, schools, and transport links, ensuring that everything you need is just a stone's throw away.

Bursting with potential, this home is ready for you to make it your own. Whether you are looking to add your personal touch or simply move in and enjoy, this property is a fantastic opportunity not to be missed. Come and discover the charm of Rishton and envision your future in this lovely home.

Some photos have been virtually staged to help you envision your dream home!

# Haworth Street, Blackburn, BB1 4HZ

£84,950

 2  null  null  C

- Mid terrace property
- Great investment opportunity
- EPC Rating C
- Council tax band A
- Two spacious bedrooms
- Two inviting living areas
- On Street Parking
- Bursting with potential
- Open plan kitchen dining space
- Tenure Leasehold

## Ground floor

### Vestibule

3'3 x 3'1 (0.99m x 0.94m )

### Reception Room One

16'10 x 13 (5.13m x 3.96m )

### Dining Room

13 x 9'10 (3.96m x 3.00m )

### Kitchen

11'6 x 10'6 (3.51m x 3.20m )

## First Floor

### Landing

13'10 x 5'11 (4.22m x 1.80m )

### Bedroom One

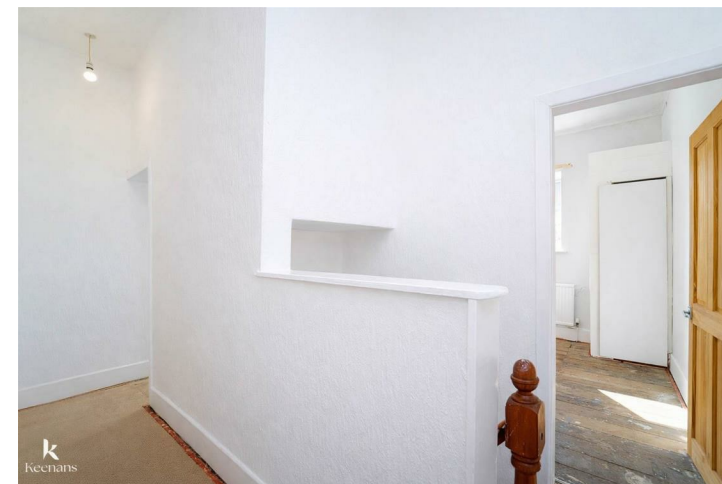
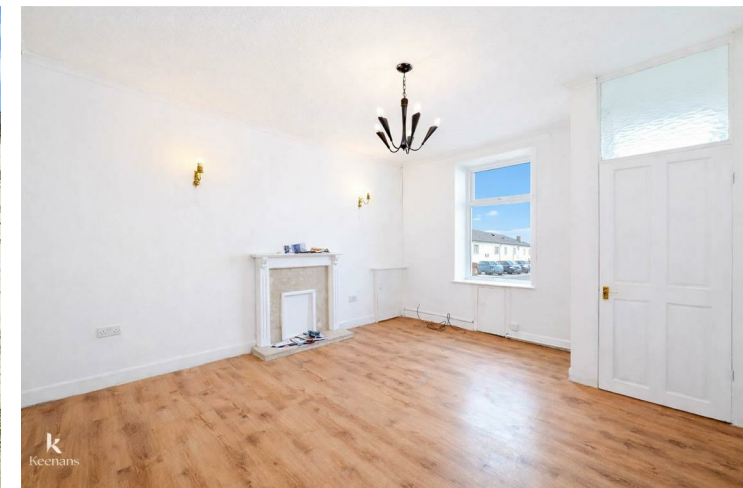
13'11 x 10'7 (4.24m x 3.23m )

### Bedroom Two

9'11 x 8'10 (3.02m x 2.69m )

### Bathroom

10'1 x 4'9 (3.07m x 1.45m )



Tel: 01254389384

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)