



3 Bedrooms

House - Mid Terrace

Offers Over

£105,000

Located in

Blackburn



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# 11 Albion Street

Blackburn | | BB2 4LX



Nestled in the heart of Blackburn on Albion Street, this charming mid-terrace house offers a delightful blend of character and modern living. Built in 1900, the property boasts a generous 990 square feet of well-proportioned space, making it an ideal home for families or those seeking a comfortable living environment.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout provides a warm and welcoming atmosphere, with ample natural light flowing through the windows, enhancing the sense of space.

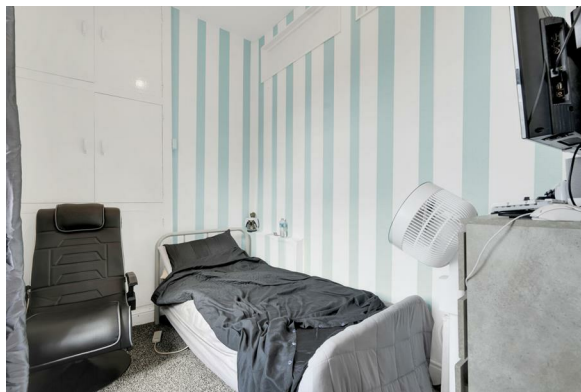
The property features three spacious bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are versatile and can easily accommodate various furniture arrangements, catering to your personal style and needs. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated in a vibrant community, this home is close to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a blend of urban convenience and suburban charm, providing a perfect backdrop for everyday life.

This mid-terrace house on Albion Street is not just a property; it is a place where memories can be made. With its historical charm and practical layout, it presents a wonderful opportunity for those looking to settle in Blackburn. Do not miss the chance to make this delightful house your new home.

# 11 Albion Street

£105,000




- 2 spacious reception rooms
- 1 bathroom
- Located on Albion Street
- Ideal for small families
- Viewing recommended
- 3 bedrooms
- Mid-terrace house
- Close to Blackburn amenities
- Great transport links
- Built in 1900, full of character

## EPC Rating: C

### Council Tax Band A

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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