

## Spring Street, Blackburn, BB1 4LP

### Offers Over £85,000

A BRIGHT TWO BEDROOM MID TERRACE PROPERTY

Located in the heart of Rishton, Blackburn, this charming two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a spacious lounge that invites relaxation and social gatherings, seamlessly flowing into a well-appointed kitchen and dining area, perfect for family meals and entertaining guests.

Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The family bathroom is conveniently located, ensuring comfort and practicality for everyday living.

This home is ideally situated close to essential transport links, making commuting a breeze, as well as being within easy reach of local schools and amenities. The vibrant community of Rishton offers a welcoming atmosphere, making it an attractive place to live.

Whether you are looking to settle down in a lovely home or seeking a promising investment opportunity, this property is sure to meet your needs. Don't miss the chance to make this delightful house your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(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.

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- Mid Terrace Property
- Spacious Reception Room
- Desirable Location In Rishton
- EPC Rating D
- Two Generously Sized Bedrooms
- Great First Time Buyer Home
- Council Tax Band A
- Contemporary Kitchen Dining Area
- Fantastic Investment Opportunity
- Tenure Leasehold

## Ground Floor

### Vestibule

### Reception Room One

13'8 x 13'1 (4.17m x 3.99m )

### Kitchen Diner

13'8 x 10 (4.17m x 3.05m)

## First Floor

### Landing

### Bedroom One

13'8 x 13'1 (4.17m x 3.99m )

### Bedroom Two

10'1 x 7'4 (3.07m x 2.24m )

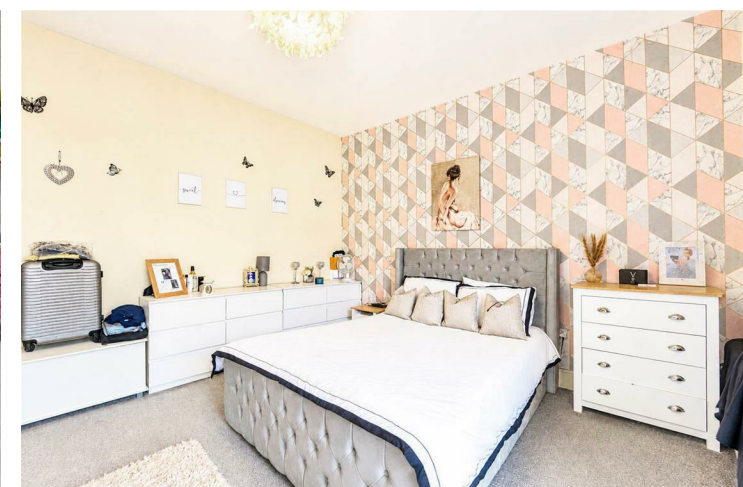
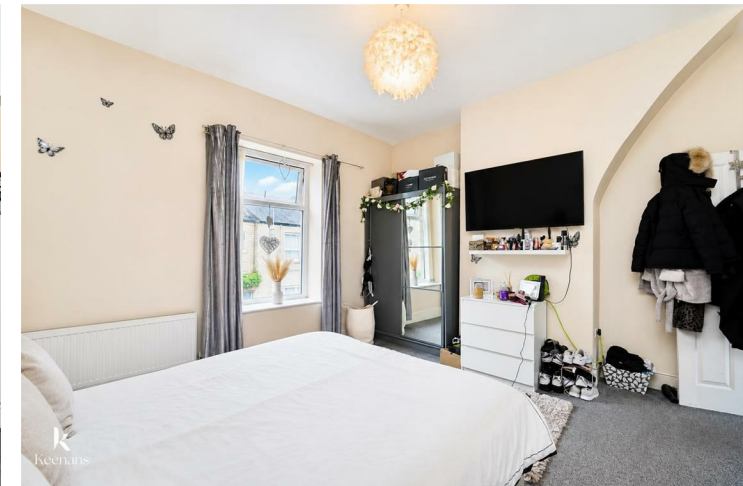
### Bathroom

7'4 x 6'3 (2.24m x 1.91m )

## External

### Rear

Enclosed paved yard.



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