




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		50	
(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.

## Gladstone Street, Blackburn, BB6 7NH

### Offers Over £75,000

AN IMPRESSIVE MID TERRACED PROPERTY

Nestled in the charming area of Great Harwood, Blackburn, this impressive mid-terraced house is now available for those seeking a delightful first-time home. The property boasts spacious rooms that provide ample living space, making it ideal for both relaxation and entertaining. With two inviting living areas, you will find plenty of room to unwind or host friends and family.

One of the standout features of this home is the fantastic loft conversion, which adds an extra dimension to the living space, offering versatility for use as a bedroom, office, or playroom. The property is situated on a quiet road, enhancing the appeal of this desirable location, where you can enjoy a peaceful environment while still being close to local amenities.

This house presents a wonderful opportunity for potential buyers to create their dream home, as it serves as a complete blank canvas. Whether you wish to modernise the interiors or maintain its charming character, the choice is yours. With its spacious layout and prime location, this property is not just a house; it is a place where you can truly make your mark. Don't miss the chance to view this exceptional home and envision the possibilities that await.

For further information or to arrange a viewing please contact our Hyndburn branch at your earliest convenience.

# Gladstone Street, Blackburn, BB6 7NH

Offers Over £75,000

 2  1  2  E

- Mid Terraced Home
- Loft Conversion Space
- On Street Parking
- Tenure - Leasehold
- Spacious Living Rooms
- Quiet Road Location
- EPC Rating - E
- Two Reception Areas
- Ideal First Time Buy
- Council Tax Band - A

## Ground Floor

### Entrance Vestibule

4'2 x 3'5 (1.27m x 1.04m)

### Hall

10'1 x 3'5 (3.07m x 1.04m)

### Reception Room Two

14'3 x 13'3 (4.34m x 4.04m)

### Reception Room One

11'4 x 10'3 (3.45m x 3.12m)

### Kitchen

17'6 x 7'7 (5.33m x 2.31m)

## First Floor

### Landing

14'3 x 6'5 (4.34m x 1.96m)

### Bedroom One

14'3 x 11'4 (4.34m x 3.45m)

### Bedroom Two

9'8 x 8'9 (2.95m x 2.67m)

### Bathroom

10'6 x 5'2 (3.20m x 1.57m)

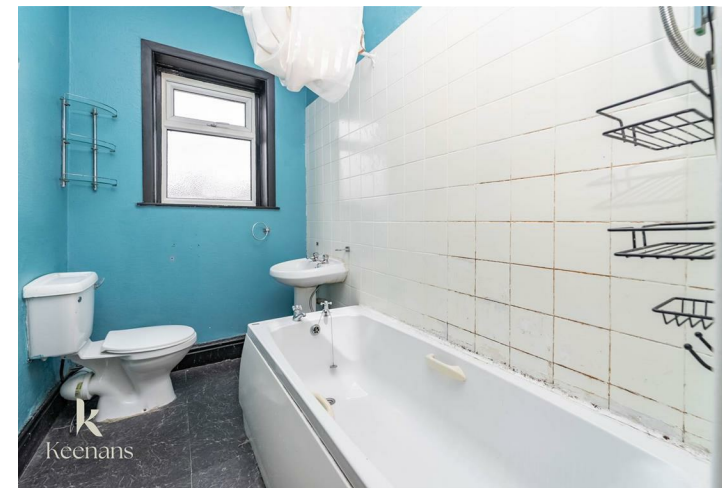
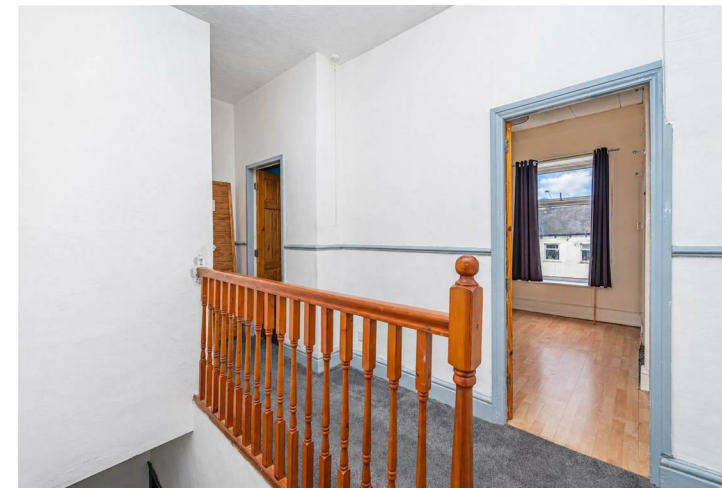
### Further Landing

11'3 x 3'10 (3.43m x 1.17m)

## Second Floor

### Loft Room

14'3 x 12'8 (4.34m x 3.86m)



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