



## Mill Hill Street, Blackburn, BB2 2RB

### Offers in the region of £85,000

Located in the heart of Mill Hill, Blackburn, this mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. Spanning approximately 700 square feet, the property features two bedrooms, three piece bathroom, spacious reception room and kitchen diner. Externally you will find a rear enclose yard to the rear and on street parking to the front of the property.

Its location is particularly advantageous, as it is situated close to local shops, ensuring that everyday conveniences are just a short stroll away.

With no chain involved, this home is ready for immediate occupancy, allowing for a smooth transition for the new owners. Additionally, the property promises a high rental return, making it a sound investment choice for those looking to expand their portfolio.

In summary, this two-bedroom terraced house on Mill Hill Street is a delightful find, combining comfort, convenience and investment potential in one appealing package. Whether you are looking to make your first step onto the property ladder or seeking a lucrative rental opportunity, this home is certainly worth considering.

Call the office on 01254 691352 to arrange a viewing.

Reception Room 13'8" x 13'3" (4.17m x 4.05m)



Second Bedroom 11'5" x 5'3" (3.50m x 1.61m)



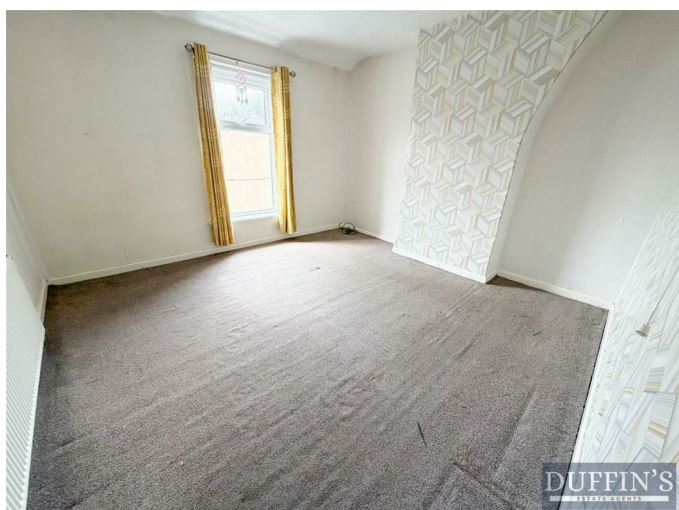
Kitchen/Diner 11'10" x 10'4" (3.61m x 3.17m)



Bathroom 7'1" x 8'6" (2.18m x 2.60m)



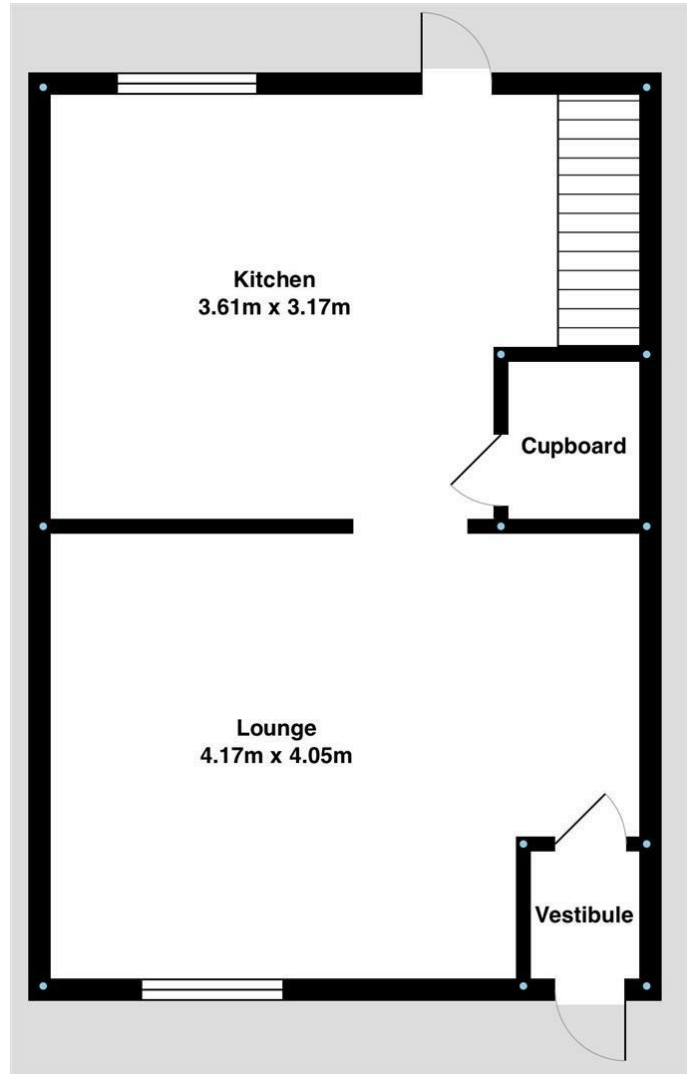
Master Bedroom 13'10" x 13'4" (4.23m x 4.07m)



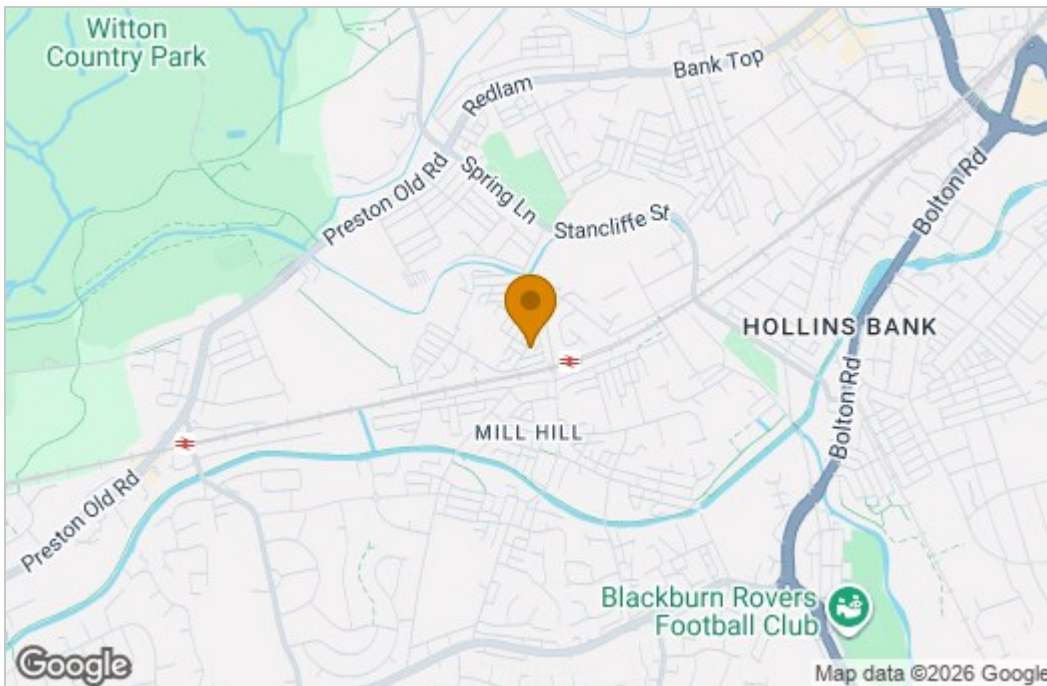
Rear Enclosed Garden



## Floor Plan



## Area Map



## Energy Efficiency Graph

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

334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: [enquiries@duffinsestateagents.co.uk](mailto:enquiries@duffinsestateagents.co.uk) <https://www.duffinsestateagents.co.uk/>