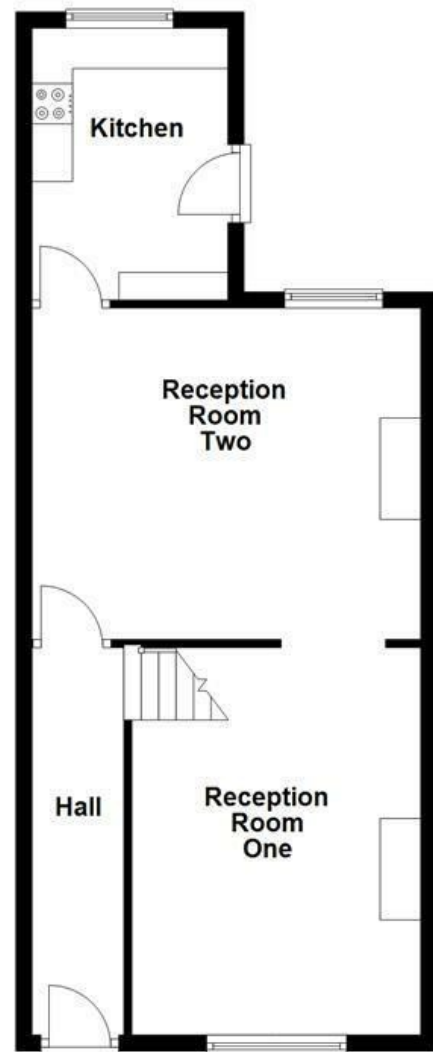
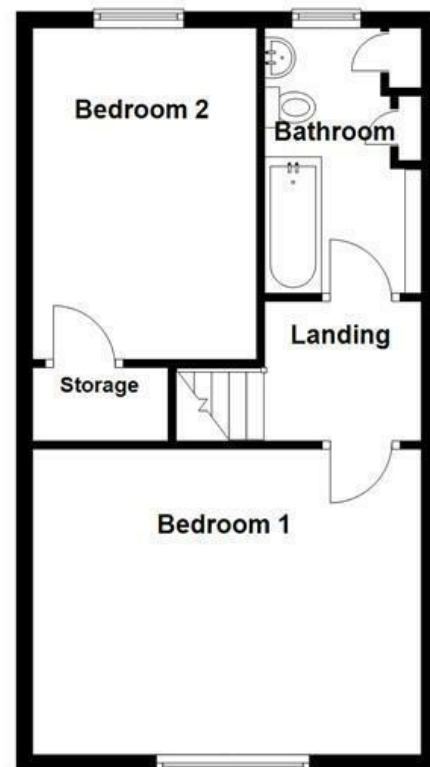


Ground Floor



First Floor



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		
	55	76
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.

## James Street, Blackburn, BB6 7JH

### £795

AN OUTSTANDING MID TERRACED PROPERTY

Situated in the heart of Great Harwood, on the charming James Street, this outstanding mid-terraced house presents an exceptional opportunity for those seeking a comfortable and stylish home. With its beautifully maintained indoor space, the property boasts a neutral décor complemented by modern fixtures and fittings throughout.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining. The two double bedrooms are generously sized, ensuring comfort for small families or professional couples alike. A fantastic kitchen extension enhances the living experience, offering a bright and functional area for culinary pursuits.

Outside, the property benefits from a generously sized yard to the rear, perfect for outdoor gatherings or simply enjoying the fresh air. Additionally, a quaint courtyard at the front adds to the charm of this delightful home.

Convenience is key, as this property is ideally located close to local schools, bus routes, and major motorway links, making commuting and daily errands a breeze. This mid-terraced house is not just a property; it is a perfect home waiting to be cherished. Whether you are a small family or a professional couple, this residence offers everything you need for a comfortable lifestyle in a vibrant community.



James Street, Blackburn, BB6 7JH

£795

 2  1  2  D

- Easy Access To Major Network Links
  - On Street Parking
  - Ample Indoor Space
  - Two Reception Rooms
- Council Tax Band A
  - Two Double Bedrooms
  - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
  - Viewing Essential
  - Enclosed Rear Yard Space

Ground Floor

Paved garden.

Entrance

UPVC double glazed frosted door to hall.

Hall

15'6 x 3'10 (4.72m x 1.17m)

Central heating radiator, coving, corbel, meter cupboard, wood effect lino flooring, single glazed frosted door to reception room two and stairs to first floor.

Reception Room Two

15'11 x 13'5 (4.85m x 4.09m)

UPVC double glazed window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point, open to reception room one, single glazed frosted door to kitchen.

Reception Room One

15'8 x 11'8 (4.78m x 3.56m)

UPVC double glazed window, central heating radiator, coving, picture rail, gas fire with granite effect hearth and surround, meter cupboard.

Kitchen

11' x 9'4 (3.35m x 2.84m)

UPVC double glazed window, UPVC double glazed box window, central heating radiator, range of gloss, wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine, spotlights, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

9'1 x 5'8 (2.77m x 1.73m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

15'11 x 12'4 (4.85m x 3.76m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

13'5 x 8'4 (4.09m x 2.54m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

10'9 x 7'2 (3.28m x 2.18m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, panel bath with electric feed shower and waterfall mixer tap, tiled elevation, two linen cupboards, coving and tiled effect lino flooring.

External

Rear

Enclosed paved yard.

Front

