



## Brothers Street, , Blackburn, BB2 4TR

- Lovely Semi Detached Home
- Double Driveway
- Lounge With Log Burner
- Conservatory
- Generous Landscaped Gardens
- 3 Bedrooms
- Modern Kitchen & Shower Room
- Excellent For First Time Buyers

**£180,000**



# Brothers Street, , Blackburn, BB2 4TR

## DESCRIPTION

Located in a popular spot in Blackburn, this three bedroom semi offers excellent value for money, with a modern finish throughout with some great outdoor space.

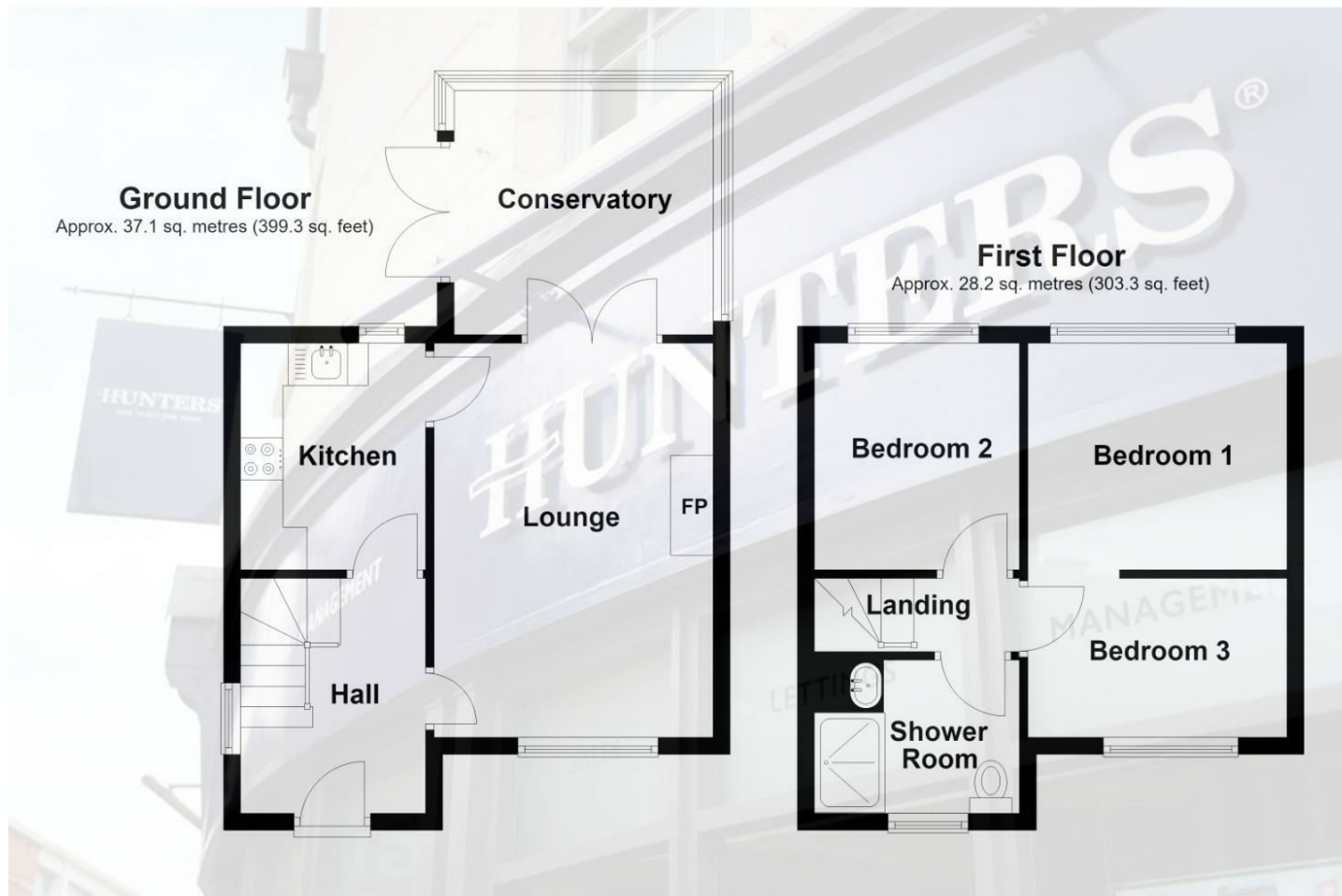
The property comprises; entrance hall, spacious lounge with feature log fire, modern kitchen & conservatory. To the first floor there are three bedrooms and a three piece shower room. The 3rd bedroom is currently incorporated into the master bedroom and used as a dresser/office. Externally the property is home to some fantastic garden space. To the rear there is a recently landscaped garden with a mixture of turf, chippings and a colourful flower bed. There is access to a single garage & wood store shed. To the front there is a landscaped double driveway.

The location is excellent, with local shops and amenities close by including Tesco's, Sainsbury's & the Co-Op. There are a range of good schools within walking distance for any educational needs you require including St Bede's RC High School.

OUR THOUGHTS - 'We feel first time buyers will love this. Very easy on the eye and comes with great outdoor space!'







Total area: approx. 65.3 sq. metres (702.6 sq. feet)

#### Viewings

Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.