

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(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.

Lower Hollin Bank Street, Blackburn, BB2 4AD

£650 Per Month

A CHARMING TWO BEDROOM TERRACED PROPERTY IN BLACKBURN

Nestled in the charming area of Lower Hollin Bank Street, Blackburn, this delightful two-bedroom terrace house offers a perfect blend of comfort and convenience. The property boasts a generous main bedroom, providing ample space for relaxation and personalisation. The large kitchen is a standout feature, ideal for those who enjoy cooking and entertaining, with plenty of room for dining and social gatherings.

The house benefits from easy access to both Blackburn and Darwen, making it an excellent choice for commuters or those who wish to explore the local amenities. The rear yard adds a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

This property presents a wonderful opportunity for professionals or small families seeking a welcoming home in a well-connected location. With its appealing features and practical layout, this terrace house is sure to attract interest. Don't miss the chance to make it your own.

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- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- Two Bedrooms
- Three Piece Bathroom
- EPC- C
- Fitted Kitchen
- Enclosed Rear Yard

Ground Floor

Entrance Vestibule

3'5 x 3'5 (1.04m x 1.04m)

UPVC front entrance door, dado rail and door to the reception room.

Reception Room

15'2 x 13'8 (4.62m x 4.17m)

UPVC double glazed window, central heating radiator, dado rail and open to the kitchen.

Kitchen

13'7 x 11'11 (4.14m x 3.63m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, wood effect flooring, fitted storage and door to the rear.

First Floor

Bedroom One

15'3 x 13'10 (4.65m x 4.22m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'11 x 6'10 (3.63m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

7'9 x 5'8 (2.36m x 1.73m)

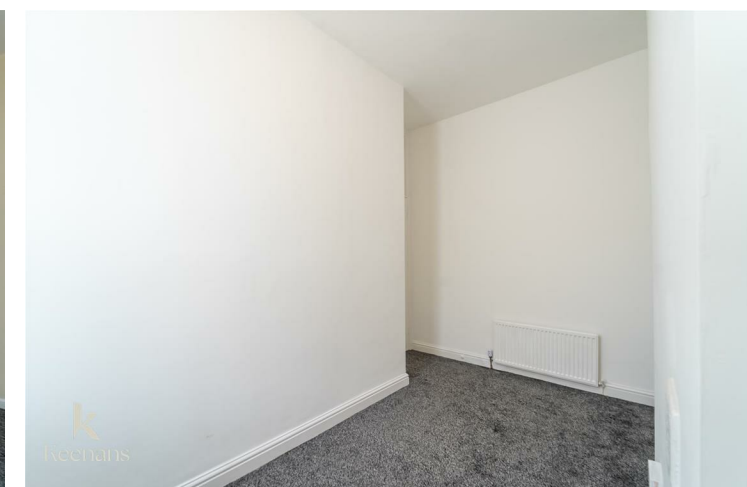
UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, bath with direct feed shower overhead, panelled elevations, combination boiler and lino flooring.

External

External

Rear

Enclosed paved yard with gate to shared access road.



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