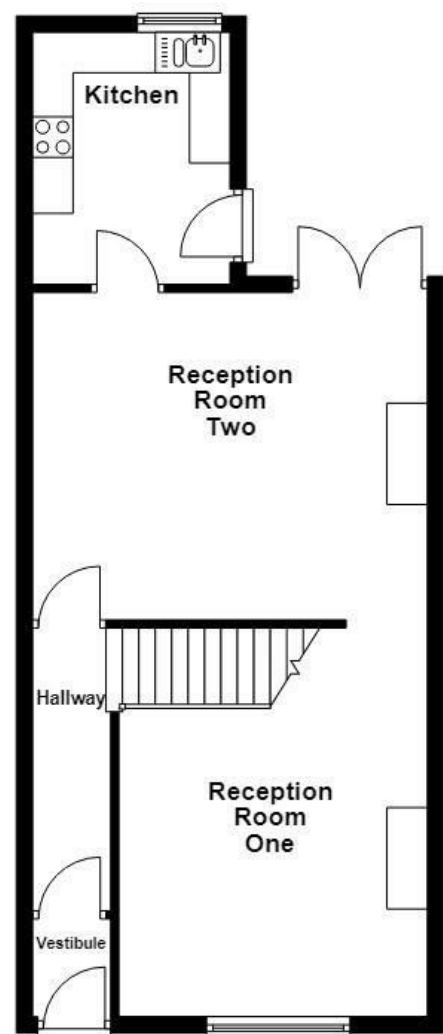


Ground Floor



First Floor



Pritchard Street, Blackburn, BB2 3PF

Offers Over £110,000

A FANTASTIC THREE BEDROOM PROPERTY IN BLACKBURN

Nestled on Pritchard Street in Blackburn, this deceptively large house presents an excellent opportunity for both investors and first-time buyers. The property boasts ample space, making it an ideal choice for those seeking a comfortable home or a promising investment.

Its convenient location ensures easy access to local amenities, schools, and transport links, enhancing the appeal for families and professionals alike. The generous layout of the house allows for versatile living arrangements, catering to various lifestyle needs.

This property is not just a house; it is a canvas for your future, offering the potential to create a warm and welcoming home or a lucrative rental opportunity. With its combination of size, location, and potential, this property is certainly worth considering. Don't miss the chance to explore what could be your next great investment or first home in Blackburn.

Some photos have been virtually staged to help you envision your dream home!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Pritchard Street, Blackburn, BB2 3PF

Offers Over £110,000

 3  1  2  D

- Mid Terrace Property
- Desirable Blackburn Location Close To Transport Links
- Great Investment Opportunity
- EPC D
- Three Spacious Bedrooms
- On Street Parking
- Council Tax Band A
- Two Bright Reception Rooms
- A Fantastic First Time Buyer Home
- Tenure Freehold

Ground Floor

Vestibule
3'9 x 3'2 (1.14m x 0.97m)

Hallway
12 x 3'2 (3.66m x 0.97m)

Reception Room One
12'11 x 12'6 (3.94m x 3.81m)

Reception Room Two
15'9 x 13'3 (4.80m x 4.04m)

Kitchen
10'5 x 8 (3.18m x 2.44m)

First Floor

Landing
10'10 x 5'2 (3.30m x 1.57m)

Bedroom One
15'9 x 12'4 (4.80m x 3.76m)

Bedroom Two
10'10 x 7'11 (3.30m x 2.41m)

Bedroom Three
8'8 x 7'6 (2.64m x 2.29m)

Shower Room
6'6 x 4'7 (1.98m x 1.40m)

External

Rear
Enclosed Paved Yard



Tel: 01254916276

www.keenans-estateagents.co.uk