



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 51 | |
| (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.

Lomax Street, Blackburn, BB6 7DJ

£130,000

FULLY RENOVATED THREE BEDROOM MID TERRACE PROPERTY

Welcome to Lomax Street, Great Harwood, Blackburn, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts three generously sized bedrooms, providing ample space for family living or guest accommodation.

Upon entering, you will find two inviting living areas that offer versatility for relaxation and entertainment. The modern kitchen is well-equipped, making it a perfect space for culinary enthusiasts to create delicious meals. The family bathroom is conveniently located, ensuring comfort and practicality for everyday use.

The first floor features three good-sized bedrooms, each offering a peaceful retreat at the end of the day. Outside, the property benefits from both front and rear yards, providing outdoor space for gardening or enjoying the fresh air.

Situated in a sought-after location, this home is close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its potential for full renovation, this property is a blank canvas awaiting your personal touch. Whether you are looking to invest or make it your first home, this property on Lomax Street is not to be missed.

Lomax Street, Blackburn, BB6 7DJ

£130,000

 3  1  2  E

- Fully Renovated Mid Terrace Property
- Three Spacious Bedrooms
- Three Piece Bathroom Suite
- Modern Fitted Kitchen
- Move-in Ready
- Low Maintenance Externals
- On Street Parking
- Tenure Freehold
- Council Tax Band A
- EPC Rating E

Ground Floor

Entrance Hall

15'0 x 3'5 (4.57m x 1.04m)

Reception Room One

11'4 x 11'3 (3.45m x 3.43m)

Reception Room Two

15'2 x 14'2 (4.62m x 4.32m)

Kitchen

10'9 x 7'0 (3.28m x 2.13m)

Utility

7'0 x 2'11 (2.13m x 0.89m)

Bathroom

6'7 x 5'5 (2.01m x 1.65m)

First Floor

Landing

9'1 x 6'4 (2.77m x 1.93m)

Bedroom One

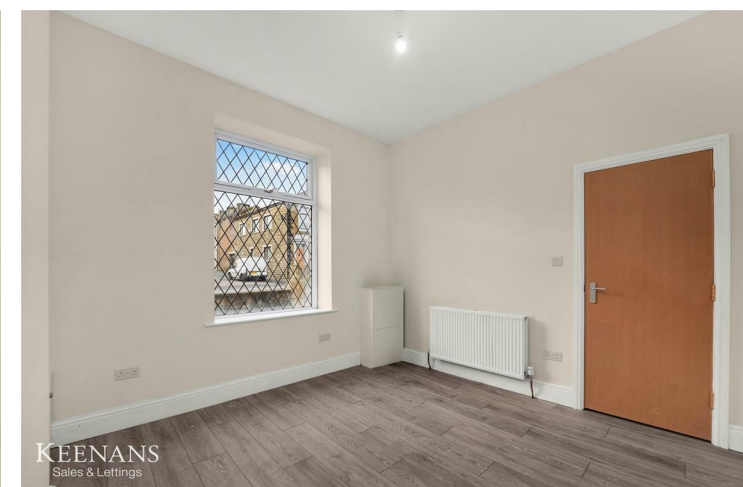
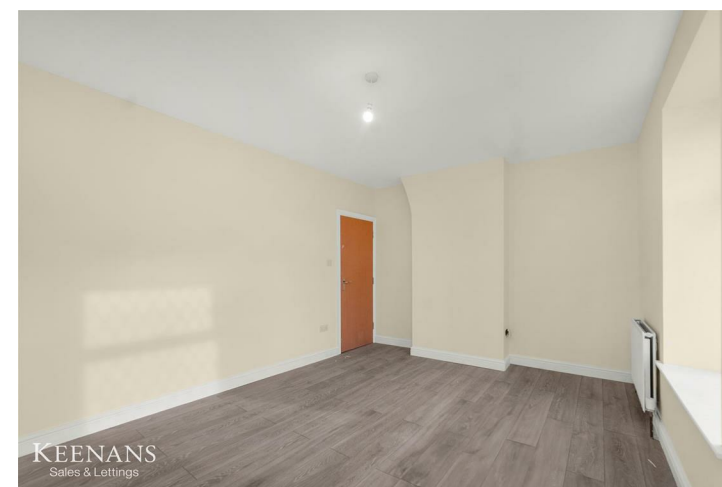
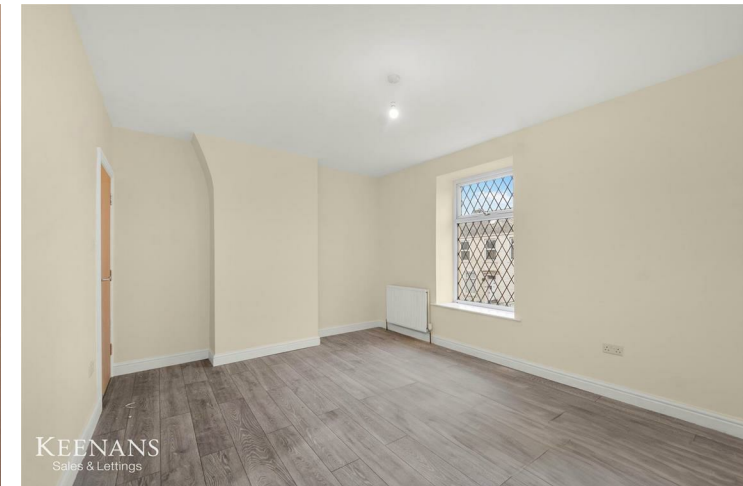
14'11 x 11'2 (4.55m x 3.40m)

Bedroom Two

14'3 x 7'3 (4.34m x 2.21m)

Bedroom Three

8'1 x 7'3 (2.46m x 2.21m)



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