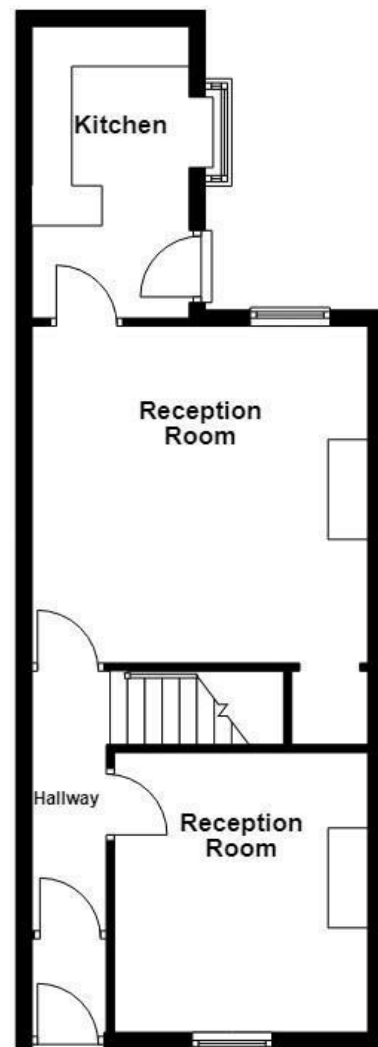
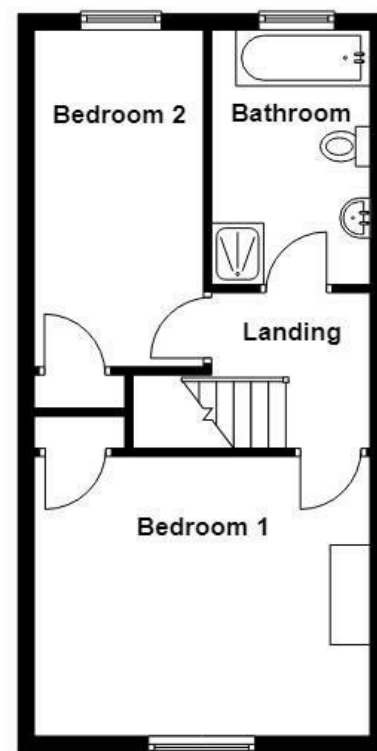


Ground Floor



First Floor



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>68</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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.

## George Street, Blackburn, BB6 7JF

### Offers Over £110,000

ENVIALE TWO BEDROOM MID TERRACE HOME

Nestled in the heart of Great Harwood, Blackburn, this charming mid-terrace house on George Street offers a delightful blend of character and modern living. Built in 1900, the property spans an impressive 926 square feet, providing ample space for comfortable living.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The well-appointed kitchen is designed for both functionality and style, making it an ideal space for culinary enthusiasts. The property boasts two generously sized double bedrooms, ensuring plenty of room for relaxation and rest.

The modern four-piece family bathroom is a standout feature, offering a contemporary touch to this period home. The rear yard provides a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

This property is ready to move into, making it an excellent choice for first-time buyers or those seeking a sound investment opportunity. With its prime location in Great Harwood, residents will benefit from easy access to local amenities, schools, and transport links.



George Street, Blackburn, BB6 7JF

Offers Over £110,000

 2  1  2  D

- Mid-Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- Council Tax Band: A
- Two Bedrooms
- Four Piece Bathroom
- EPC: TBC
- Two Spacious Reception Rooms
- Enclosed Rear Yard
- Tenure: Leasehold

Ground Floor

**Vestibule**  
3'10 x 3' (1.17m x 0.91m)

**Hallway**  
11'4 x 3'1 (3.45m x 0.94m)

**Reception Room One**  
11'6 x 10'5 (3.51m x 3.18m)

**Reception Room Two**  
14'3 x 13'10 (4.34m x 4.22m)

**Kitchen**  
12' x 6'6 (3.66m x 1.98m)

First Floor

**Landing**  
9'11 x 6'9 (3.02m x 2.06m)

**Bedroom One**  
14'2 x 11'9 (4.32m x 3.58m)

**Bedroom Two**  
13'11 x 7 (4.24m x 2.13m)

**Bathroom**  
10'6 x 6'9 (3.20m x 2.06m)



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