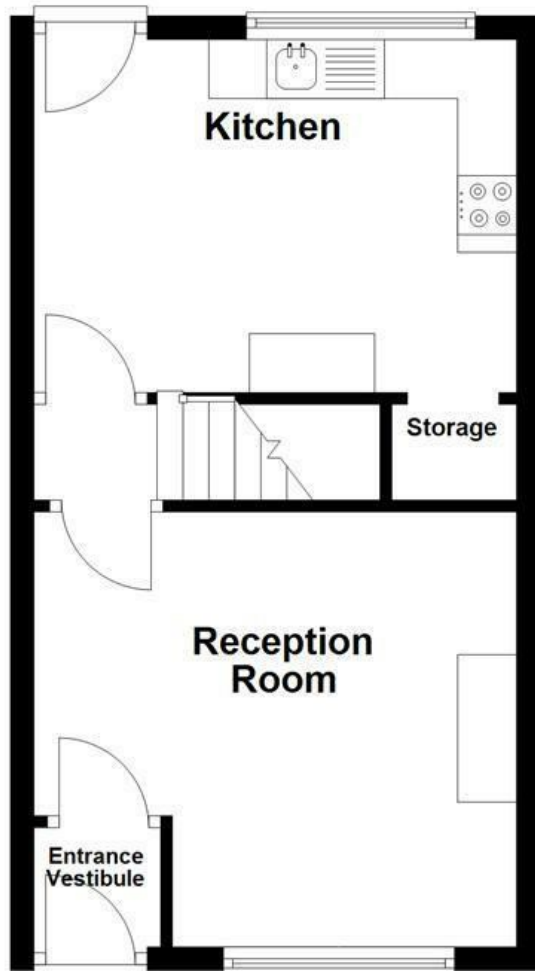
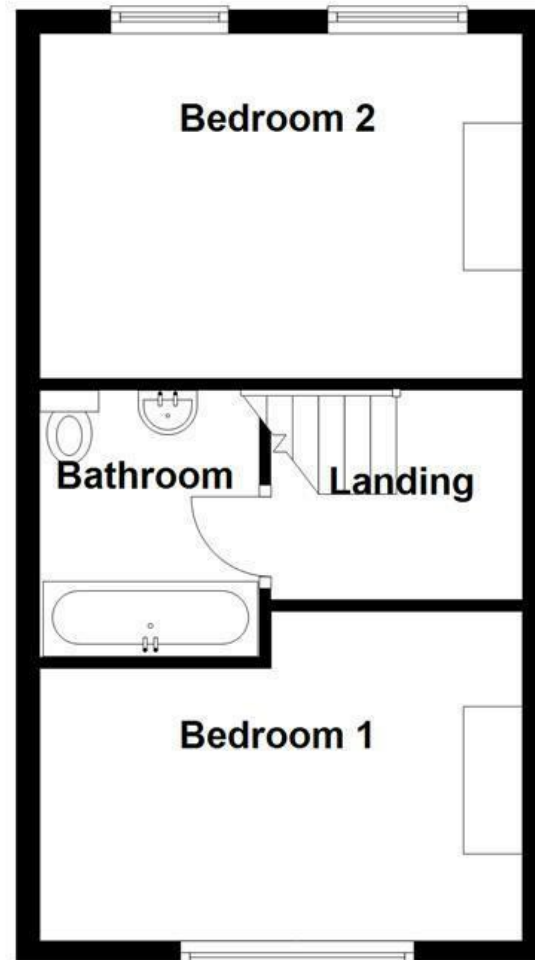



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

Edward Street, Blackburn, BB1 4JQ

£695

TWO BEDROOM MID TERRACE PROPERTY IN THE HEART OF RISHTON

Welcome to this mid-terrace house located on Edward Street in the desirable area of Rishton, Blackburn. This delightful property features two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

As you enter, you are greeted by a welcoming reception room that offers a comfortable area for relaxation and entertaining. The separate kitchen is well-equipped, providing a functional space for cooking and dining. The layout of the living area ensures a pleasant flow throughout the home, perfect for modern living.

The family bathroom is conveniently located, offering all the necessary amenities for your daily routines. Additionally, the property boasts a rear yard, providing a private outdoor space for enjoying the fresh air or hosting gatherings with friends and family.

New to the rental market, this property is situated in a sought-after location, close to local amenities and transport links, making it an excellent choice for those looking to settle in a vibrant community. With its appealing features and prime location, this mid-terrace house is sure to attract interest. Do not miss the opportunity to make this lovely home your own.

Edward Street, Blackburn, BB1 4JQ

£695

 2  1  1  D

- Two Spacious Double Bedrooms
- Ideal For Small Families
- Council Tax Band A
- EPC Rating D
- On Street Parking
- New To The Rental Market
- Rear Yard Space
- Close To Local Amenities
- Easy Access To Transport Links

Ground Floor

Entrance Vestibule

3'6 x 3'4 (1.07m x 1.02m)

Reception Room

13'5 x 13'5 (4.09m x 4.09m)

Kitchen

13'4 x 9'10 (4.06m x 3.00m)

First Floor

Landing

6'3 x 5'9 (1.91m x 1.75m)

Bedroom One

15'5 x 10'7 (4.70m x 3.23m)

Bedroom Two

13'5 x 10'1 (4.09m x 3.07m)

Bathroom

8'2 x 7' (2.49m x 2.13m)



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