

curtis law

ESTATE AGENTS



Irving Place, Blackburn

*****CASH BUYERS ONLY*****

In need of COMPLETE RENOVATION but offering UNRIValed POTENTIAL is this DECEPTIVELY SPACIOUS family home! With substantial living space, the property is full of original character and boasts TWO RECEPTION ROOMS, three large bedrooms and Loft room.

Located close to all amenities such as shops, supermarkets and bus routes whilst being close to popular schools such as Tauheedul Girl School, Wensley Fold Primary and The Olive.

****PLEASE NOTE THAT DUE TO THE CONDITION OF THE PROPERTY A MORTGAGE WOULD NOT BE ACCEPTED, WE DO ANTICIPATE A VERY HIGH VOLUME OF INTEREST AND ALL APPLICANTS WILL BE ASKED TO PROVIDE PROOF OF FUNDING PRIOR TO VIEWING****

- Mid-Terraced Property
- Three Double Bedrooms
- Excellent Location
- Two Spacious Reception Rooms
- Loft Room
- Council Tax Band B
- In Need Of Full Renovation
- Fantastic Potential
- CASH BUYERS ONLY

Offers in excess of £70,000

Ground Floor

Porch

5'2" x 3'10" (1.60m x 1.18m)

Hall

20'2" x 5'8" (6.17m x 1.73m)

Reception Room One

15'1" x 12'4" (4.62m x 3.78m)

Reception Room Two

12'7" x 10'7" (3.84m x 3.23m)

Reception Room Three

12'6" x 9'9" (3.83m x 2.99m)

Kitchen

8'5" x 7'10" (2.58m x 2.40m)

Utility

10'9" x 4'3" (3.29m x 1.32m)

First Floor

Landing

12'7" x 5'7" (3.84m x 1.72m)

Bedroom One

16'9" x 12'5" (5.12m x 3.79m)

Bedroom Two

11'0" x 10'9" (3.37m x 3.29m)

Bedroom Three

12'7" x 10'7" (3.84m x 3.24m)

Bathroom

6'11" x 6'0" (2.11m x 1.84m)

Loft

Loft Room

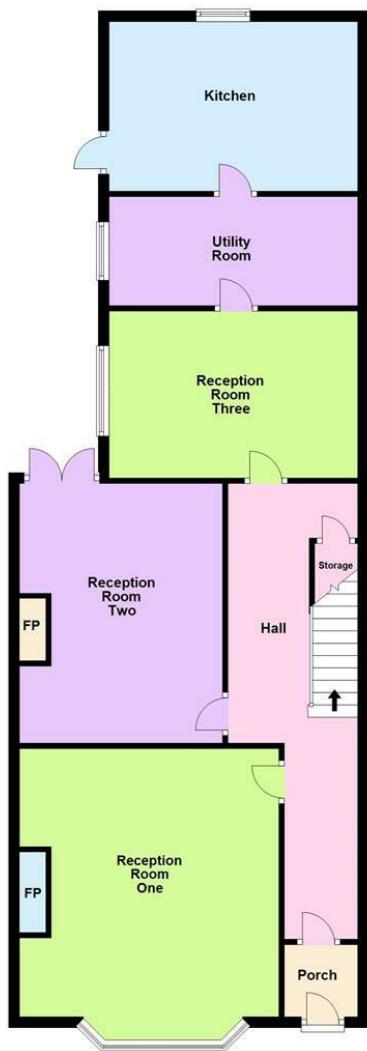
18'1" x 15'6" (5.53m x 4.74m)

External

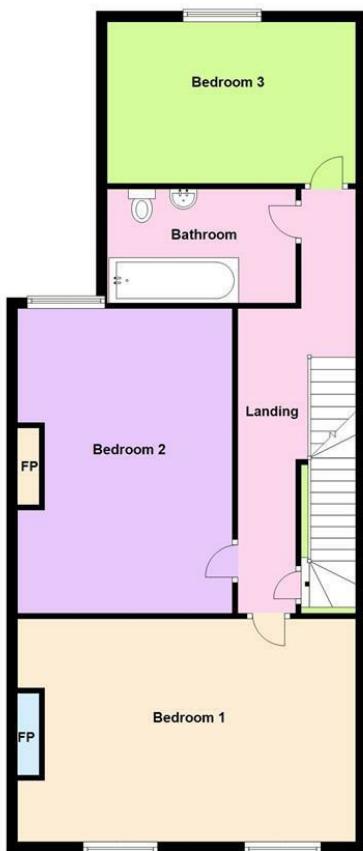
Front

Rear

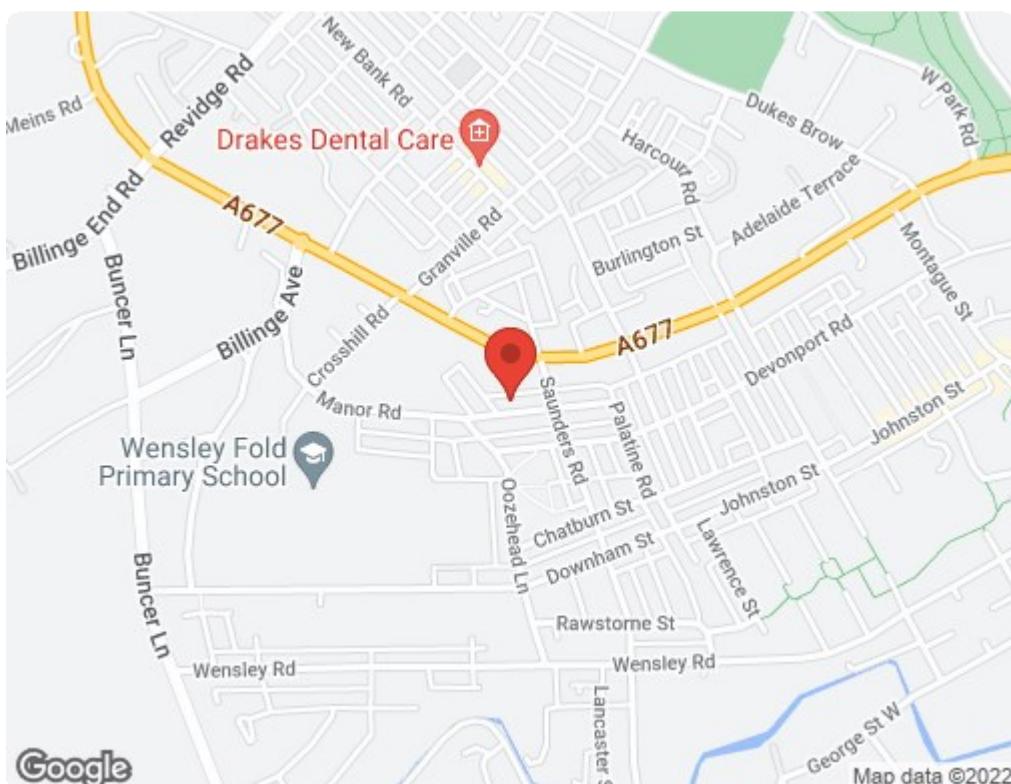
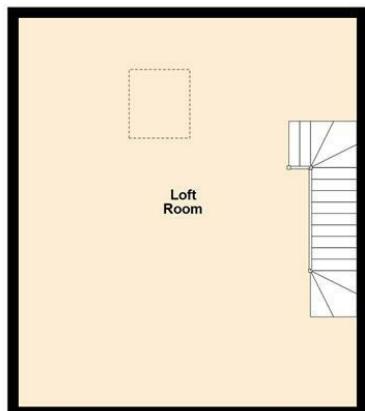
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		27
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		