

curtis law

ESTATE AGENTS



Redlam, Blackburn

**** RENOVATED TWO BEDROOM MID- TERRACE IN REDLAM/ WITTON AREA ****

Curtis Law Estate Agents are delighted to welcome to the market this impressive two bedroom property! Brimming with modern fixtures and fittings, this stunning home offers plenty of space with an open kitchen/ living area, spacious reception room, modern four piece bathroom suite, large basement and downstairs WC. Ready to move in with neutral decor throughout, first time buyers or a young couple would be perfect match for this property!

Situated in an ever so popular area, this property benefits from having an abundance of amenities on the doorstep including convenience stores, restaurants, schools and Witton Country Park. For commuters, there are bus routes within walking distance and easy access to the M65 and M6 motorway networks.

Get in contact with our sales team to arrange a viewing on this property!

- Mid- Terraced Property
- Two Good Sized Bedrooms
- Located In The Redlam/ Witton Area
- Open Plan Kitchen/ Living Area
- Large Basement
- Council Tax Band A
- Modern Fixtures and Fittings
- Four Piece Bathroom Suite
- Freehold

Offers in the region of £120,000

Redlam, Blackburn

Basement

Room One/ Bedroom Three

14'3" x 12'9" (4.35m x 3.90m)

Three UPVC double glazed frosted windows, ceiling spotlights, central heating radiator, smoke alarm, doors to room two and storage space, stairs leading up to ground floor, carpet flooring.

Room Two

8'0" x 4'10" (2.44m x 1.48m)

Ceiling spotlights, carpet flooring.

Ground Floor

Porch

Leads through to the reception room one.

Reception Room One

14'3" x 12'9" (4.35m x 3.90m)

UPVC double glazed window, modern ceiling light fitting, central heating radiator, feature fireplace with wood mantel, door to kitchen, stairs to first floor, carpet flooring.

Kitchen

13'10" x 6'1" (4.24m x 1.87m)

A range of white high gloss wall and base units with granite worktops, integrated electric oven with four ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, space for fridge freezer, washing machine and dryer, ceiling spotlights, under counter spotlights, central heating radiator, smoke alarm, wood effect flooring.

Reception Room Two

12'1" x 8'7" (3.69m x 2.64m)

Hardwood double glazed door to rear, two hardwood double glazed windows, two Velux skylight, open plan living area/ kitchen, ceiling spotlights, grey vertical central heating radiator, built-in shelves, door to WC, wood effect flooring.

Downstairs WC

7'9" x 3'0" (2.38m x 0.93m)

Hardwood double glazed frosted windows, a close coupled dual flush WC, vanity wash basin with mixer tap, recently installed 'Main' Combi boiler, built-in shelves, ceiling spotlights, central heating radiator, wood effect flooring.

First Floor

Landing

Ceiling light fitting, doors to two bedrooms and a modern three piece bathroom suite, carpet flooring.



Bedroom One

16'11" x 9'6" (5.18m x 2.92m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpet flooring.

Bedroom Two

12'2" x 7'5" (3.72m x 2.28m)

Hardwood double glazed window, ceiling light fitting, central heating radiator, carpet flooring.

Bathroom

10'4" x 4'3" (3.16m x 1.32m)

UPVC double glazed frosted window, a modern three piece bathroom suite comprising of: a vanity unit with an integrated close coupled front mount flush WC and wash basin with a matte black mixer tap, panel bath with matte black mixer tap, waterfall effect shower and showerhead attachment, marble wall cladding, ceiling spotlights, chrome central heating towel rail, wood effect flooring.

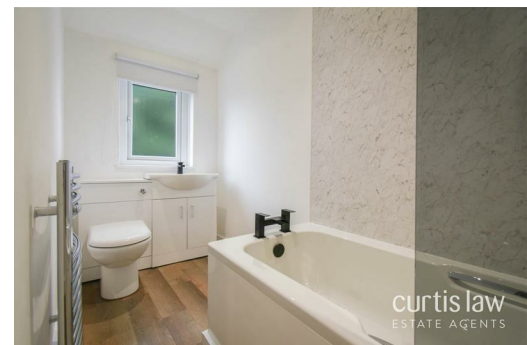
External

Front

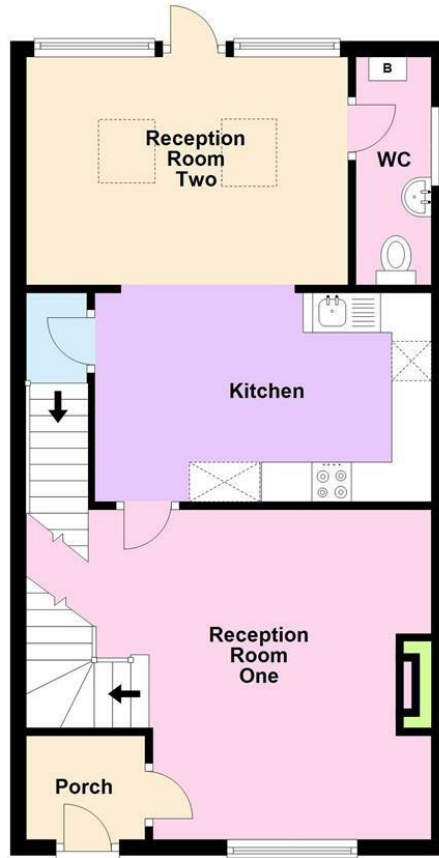
Set of steps up to the property, on road parking opposite to the property.

Rear

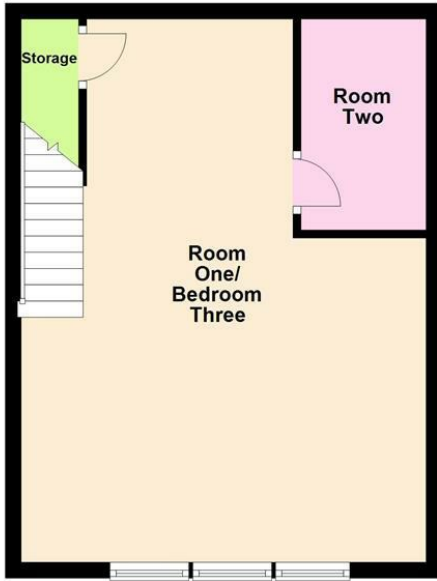
Enclosed low maintenance yard with stone wall surround.



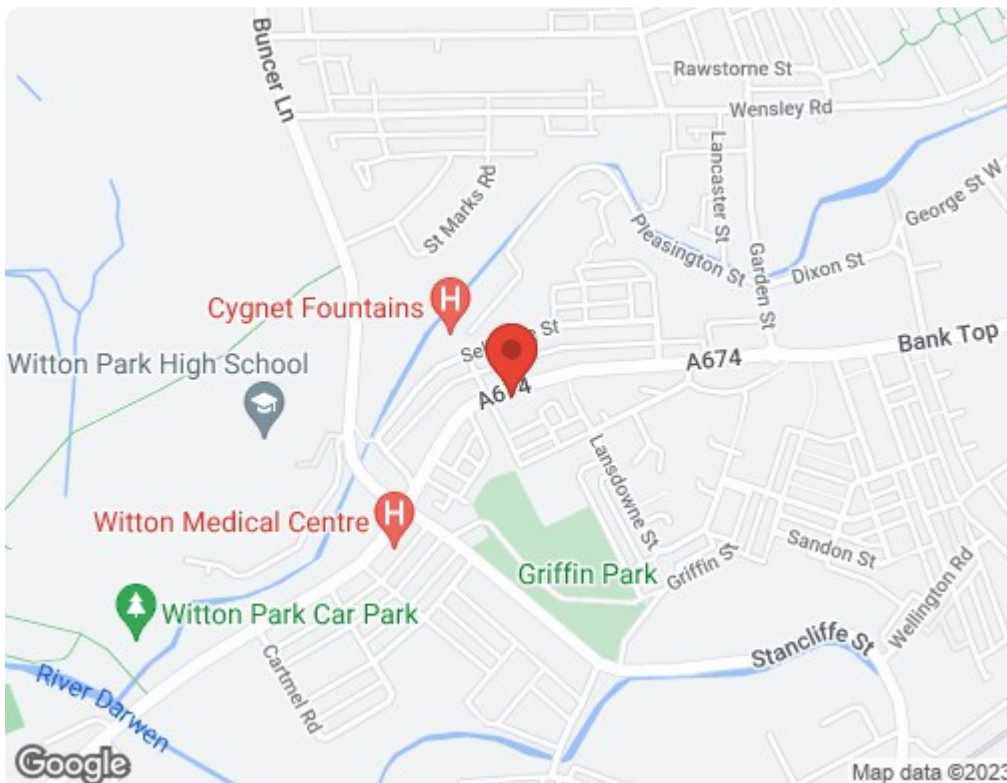
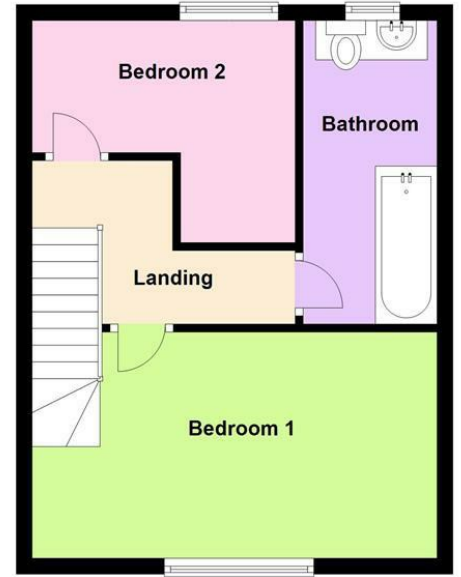
Ground Floor



Basement



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
England & Wales EU Directive 2002/91/EC		