

curtis law

ESTATE AGENTS



Margaret Street, Blackburn

**** TWO BEDROOM MID- TERRACE IN SHADSWORTH AREA - NO CHAIN DELAY ****

Located just off Shadsworth Road, we are delighted to welcome to the market this superb two bedroom mid- terraced property! Brimming with fantastic potential and benefiting from two large reception rooms, two double bedrooms and a generously sized rear yard, investors looking for their next project would be a perfect match!

This property is within close proximity to a range of amenities including convenience stores, doctors, hairdressers and well- established schools. Furthermore, there are strong bus routes providing easy access to Blackburn Town Centre, Accrington, Preston and beyond.

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

- Mid- Terraced Property
- Two Bedrooms
- Excellent Location
- Two Reception Rooms
- Jack and Jill Bathroom
- Council Tax Band A
- No Chain Delay
- Spacious Rear Yard
- Freehold

Offers over £70,000

Margaret Street, Blackburn

Ground Floor

Vestibule

4'0" x 3'0" (1.22m x 0.92m)

UPVC wood effect entrance door to vestibule, hardwood door to hallway.

Hallway

11'3" x 3'2" (3.45m x 0.97m)

Ceiling light fitting, central heating radiator, coving to ceiling, open access to reception room one, door to kitchen, stairs to first floor, carpet flooring.

Reception Room One

12'4" x 9'6" (3.78m x 2.92m)

UPVC double glazed window, ceiling light fitting, coving to ceiling, dado rail, open access to hallway, carpet flooring.

Reception Room Two

12'10" x 12'1" (3.92m x 3.69m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fireplace point with tiled hearth, alcove under stairs with door leading to storage, access to kitchen, carpet flooring.

Kitchen

8'7" x 6'9" (2.64m x 2.07m)

UPVC double glazed window, UPVC double glazed frosted door to rear, a range of laminate wall and base units with worktops, composite sink and drainer with mixer tap, space for oven, fridge freezer and washing machine, part tiled elevations, ceiling light fitting, laminate flooring.

First Floor

Landing

Doors to two bedrooms.

Bedroom One

12'9" x 12'4" (3.91m x 3.77m)

UPVC double glazed window, ceiling light fitting, fireplace point, door to bathroom suite, carpet flooring.

Bedroom Two

12'1" x 10'0" (3.70m x 3.06m)

UPVC double glazed window, ceiling light fitting, doors to bathroom suite and WC, carpet flooring.



Bathroom

6'0" x 4'5" (1.85m x 1.35m)

Jack and Jill style bathroom with access from both bedrooms and comprises of a panel bath with electric shower and part tiled elevations, ceiling light fitting, Lino flooring.

WC

9'0" x 2'5" (2.75m x 0.76m)

UPVC double glazed frosted window, low level dual flush WC, ceiling light fitting, Lino flooring.

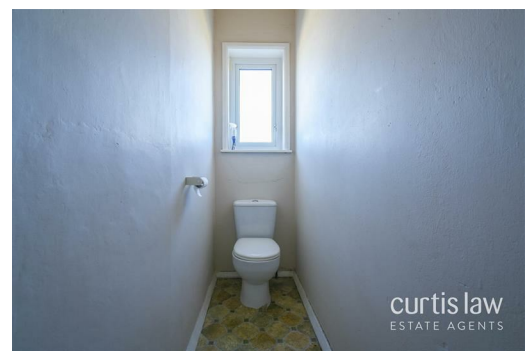
External

Front

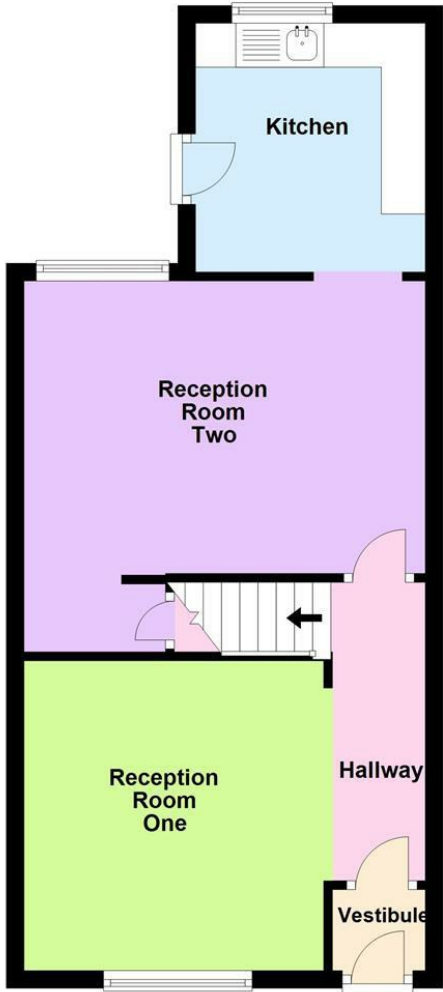
On street parking.

Rear

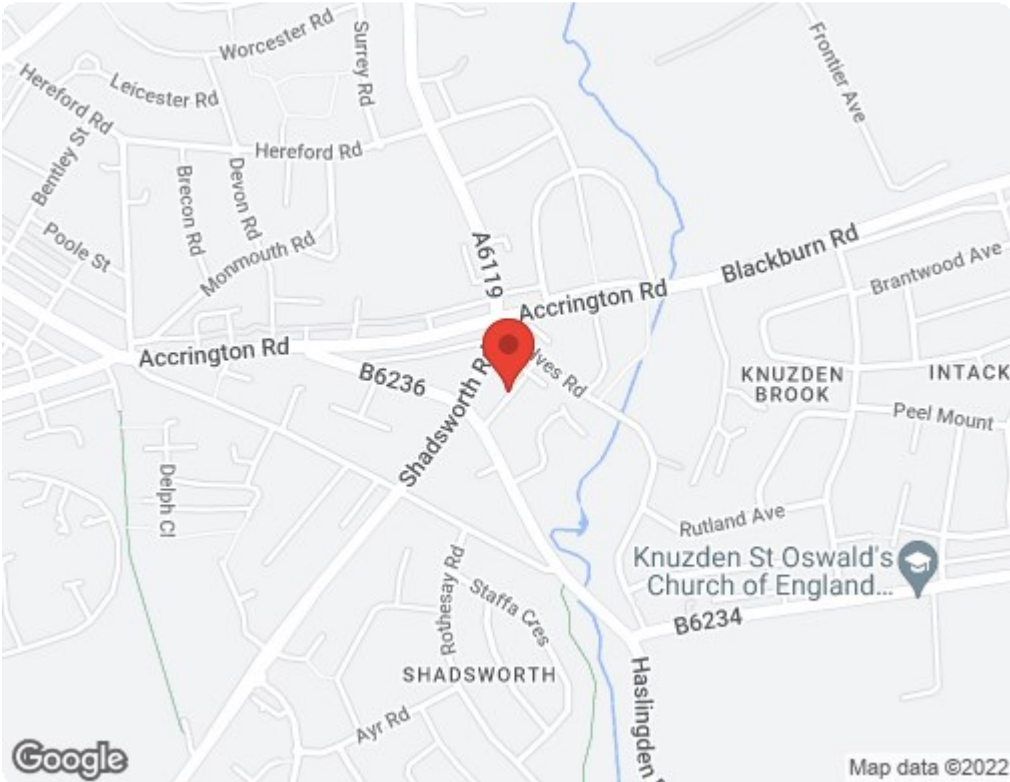
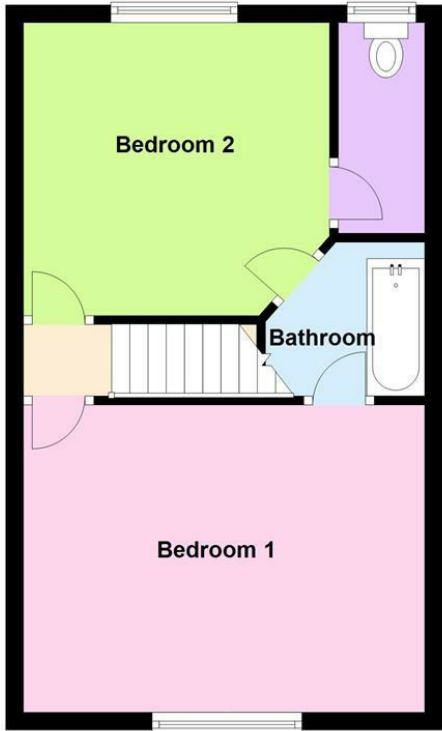
Enclosed rear yard with brick wall surround, doors to two outhouses, gated access to alley.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		