

curtis law

ESTATE AGENTS



Balacava Street, Blackburn

*** IMPRESSIVE FOUR BEDROOM MID- TERRACED HOME WITH SOLAR PANELS ***

Curtis Law Estate Agents are delighted to welcome this immaculately presented four bedroom mid- terrace property to the market. Flowing tastefully with a blend of traditional and modern decor, this gorgeous home boasts an abundance of space with two reception rooms, an cosy kitchen/diner, four generously sized bedrooms and a recently renovated modern bathroom suite. Offering an exceptional standard of living, this property would be the perfect fit for a growing family looking for their forever home!

Situated within the heart of Whalley Range, this property benefits from being close to an abundance of local amenities including shops, restaurants, supermarkets, mosques and well regarded schools. For commuters, there are excellent bus routes providing transport Blackburn Town Centre, Clitheroe and Preston.

This property is truly a must view so get in contact with our sales team to arrange a viewing!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Mid- Terraced Property
- Two Reception Rooms
- Recently Renovated Bathroom Suite Suite
- Four Bedrooms
- Perfect Family Home
- Close to Local Amenities
- Open Plan Kitchen and Diner
- On Street Parking
- Freehold

Offers over £180,000

Ground Floor

Entrance Vestibule

4'3" x 3'0" (1.30m x 0.92m)

Composite entrance door, ceiling light fitting, coving to ceiling, partially glazed hardwood door leading into the hallway.

Hallway

11'3" x 3'0" (3.45m x 0.93m)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to two reception rooms, stairs to first floor, carpeted flooring,

Reception Room One

12'8" x 10'8" (3.87m x 3.27m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, wall mounted fireplace, carpeted flooring.

Reception Room Two

14'6" x 9'8" (4.44m x 2.97m)

Double doors and single door to kitchen, ceiling light fitting, central heating radiator, coving to ceiling, wall mounted fireplace, thermostat, door accessing under stair storage, carpeted flooring,

Kitchen/ Diner

14'5" x 10'4" (4.41m x 3.17m)

Three uPVC double glazed windows, partially glazed hardwood door to rear yard, a range of wood wall and base units with complementary worktops, part tiled splash backs, stainless steel sink and drainer, freestanding double oven with four ring gas hob and extractor hood, space for American fridge freezer, plumbing for washing machine, three ceiling light fittings, ceiling spotlights, gas central heating radiator, electric central heating radiator, door to storage/ pantry, carpeted flooring.

First Floor

Landing

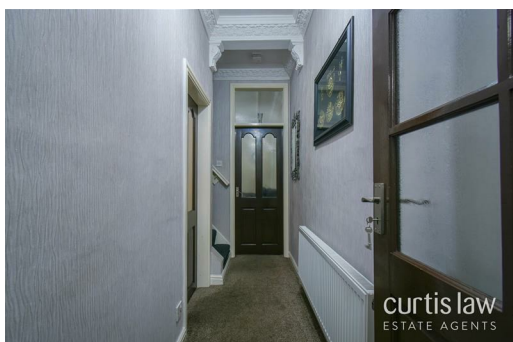
14'6" x 5'5" (4.43m x 1.67m)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to three bedrooms and a modern bathroom suite, stairs to the second floor, carpeted flooring.

Bedroom Two

9'8" x 9'4" (2.97m x 2.85m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fully fitted high gloss grey and wood effect bedroom furniture, 'Viessmann' combi boiler, carpeted flooring.



Bedroom Three

9'8" x 6'11" (2.97m x 2.13m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fully fitted high gloss grey and wood effect bedroom furniture, carpeted flooring.,

Bedroom Four

9'10" x 6'11" (3.00m x 2.11m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, fully fitted high gloss grey and wood effect bedroom furniture, carpeted flooring.,

Bathroom

9'7" x 4'4" (2.94m x 1.33m)

UPVC double glazed frosted window, a modern three piece bathroom suite comprising of: a low level dual flush WC, laminate wood effect wash basin with mixer tap, laminate wood effect panel bath with waterfall effect direct feed shower, full tiled elevations, ceiling spotlights, central heating towel rail, extractor fan, vinyl flooring.

Second Floor

Bedroom One

21'0" x 11'6" (6.41m x 3.52m)

Two uPVC double glazed windows, Velux skylight, three ceiling light fittings, two central heating radiators, coving to ceiling, eaves storage, fully fitted high gloss grey and wood effect wardrobes, smoke alarm, carpeted flooring.

WC

3'1" x 2'1" (0.94m x 0.64m)

UPVC double glazed frosted window, a low level front mount flush WC, wall mounted wash basin, full tiled elevations, ceiling light fitting.

External

Front

On street parking, solar panels.

Rear

Enclosed low maintenance yard, gated access to alley.

Additional Information

Freehold

Council Tax Band A- Blackburn with Darwen Borough Council

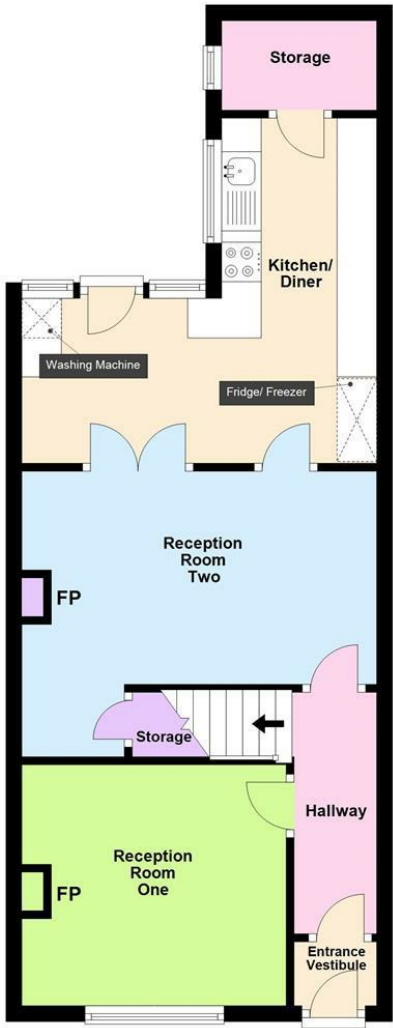
No Water Meter

New Front Door and Windows Put In Two Years Ago

Bathroom Renovated Two Years Ago



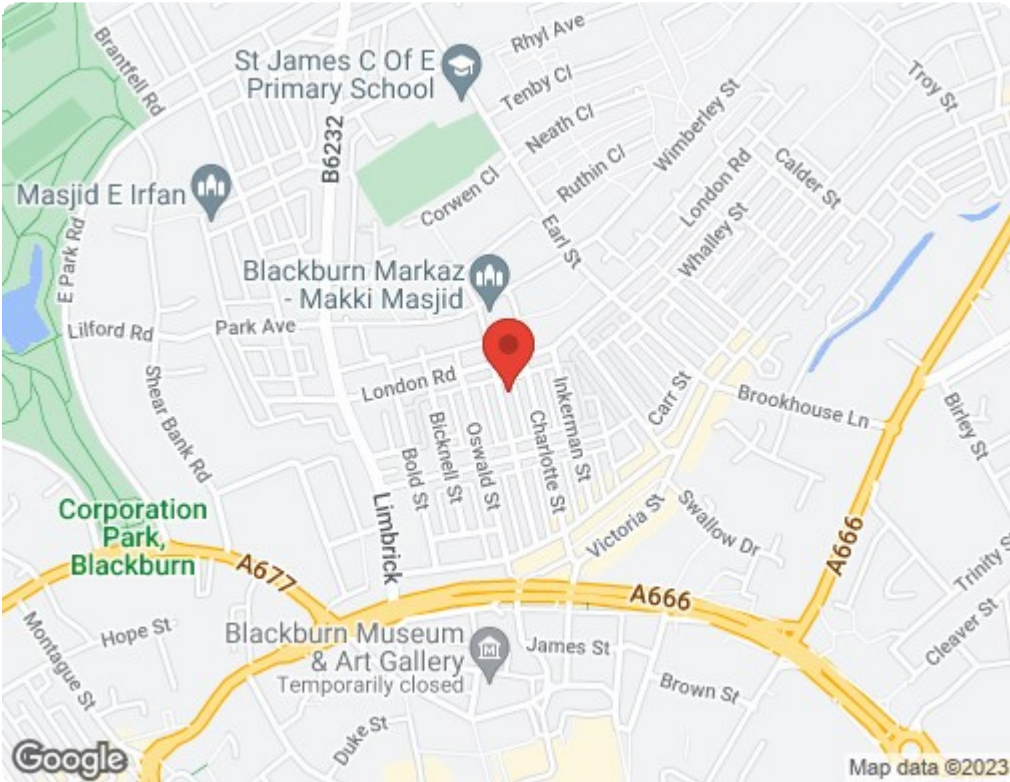
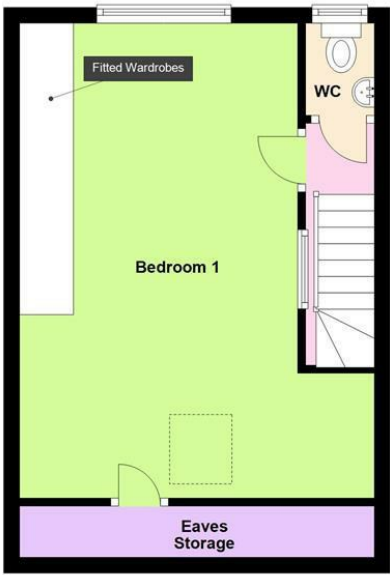
Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 79 |
| (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 | | |
| 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 | | |