

curtis law

ESTATE AGENTS



Peel Close, Blackburn

*** PLEASE READ DESCRIPTION! - NON-STANDARD CONSTRUCTION - TIMBER FRAME WITH EXTERNAL SKIM. PROPERTY IS STILL MORTGAGABLE BUT LIMITED LENDERS, PLEASE RING THE OFFICE FOR FURTHER INFO ***

Curtis Law Estate Agents are thrilled to welcome to the market this three bedroom mid terrace home situated within a residential cul-de-sac. Offering excellent internal accommodation, this property boasts a large modern fitted kitchen, beautiful living room, two double bedrooms, single bedroom, three piece shower room and stunning rear garden. First time buyers or someone looking to downsize would be perfectly suited to this home!

This property is within close proximity to a range of local amenities including shops, convenience stores, pharmacies and well regarded schools such as Longshaw Community Infant School and Our Lady of Perpetual Succour Primary School. For commuters, there are excellent bus routes to Blackburn Town Centre, Darwen and Bolton. Junction 4 of the M65 is also a ten minutes drive away.

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

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.

- End Terrace Property
- Front & Rear Gardens
- Perfect First Time Buy
- Three Bedrooms
- Residential Permit Parking
- Council Tax Band A
- Modern Fitted Kitchen
- Downstairs WC
- Freehold

Offers over £79,950

Peel Close, Blackburn

Ground Floor

Entrance Porch

6'4" x 3'4" (1.94m x 1.04m)

UPVC double glazed window, door to outhouse (houses meters), door to hallway, vinyl flooring.

Hallway

10'8" x 6'3" by 4'8" x 2'6" (3.26m x 1.93m by 1.44m x 0.78m)

Two ceiling light fittings, smoke alarm, doors to kitchen, living room and WC, stairs to first floor, wood effect flooring.

Living Room

15'3" x 13'3" (4.66m x 4.04m)

UPVC double glazed double doors to garden, uPVC double glazed floor to ceiling windows, uPVC double glazed window to kitchen, ceiling light fitting, central heating radiator, coving to ceiling, wall mounted electric fire, television point, carpeted flooring.

Kitchen

15'9" x 8'2" (4.82m x 2.50m)

UPVC double glazed window, uPVC double glazed window to living room, a range of matte wall and base units with wood effect worktops, part tiled splash backs, inset stainless steel sink and drainer with mixer tap, integrated four ring gas hob and extractor hood, built in electric double oven in eye level unit, integrated fridge freezer, space for washing machine, two ceiling light fittings, central heating radiator, wood effect flooring.

WC

4'4" x 3'0" (1.33m x 0.92m)

UPVC double glazed frosted window, a low level close coupled WC, ceiling light fitting, part tiled elevations, wood effect flooring.

First Floor

Landing

13'0" x 6'3" (3.97m x 1.93m)

Ceiling light fitting, doors to two double bedrooms, single bedroom, three piece shower room and airing cupboard, carpeted flooring.

Bedroom One

13'0" x 8'2" (3.97m x 2.51m)

UPVC double glazed window, ceiling light fitting, central heating radiator, open access to storage, carpeted flooring.



Bedroom Two

11'3" x 8'3" (3.45m x 2.52m)

UPVC double glazed window, ceiling light fitting, central heating radiator, double doors to built in wardrobe, carpeted flooring.

Bedroom Three

9'9" x 6'3" (2.98m x 1.93m)

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

Shower Room

6'3" x 5'4" (1.93m x 1.65m)

UPVC double glazed frosted window, a three piece shower room comprising of: a low level close coupled WC, full pedestal wash basin, enclosed mains feed shower cubicle, tiled elevations, ceiling light fitting, central heating radiator, wood effect flooring.

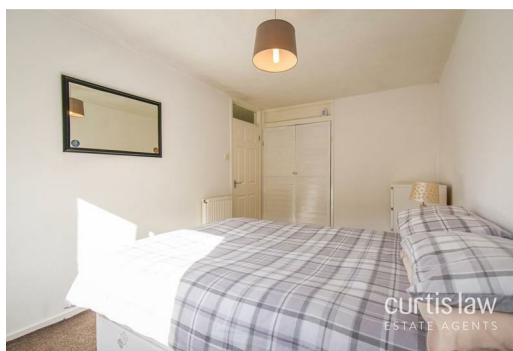
External

Front

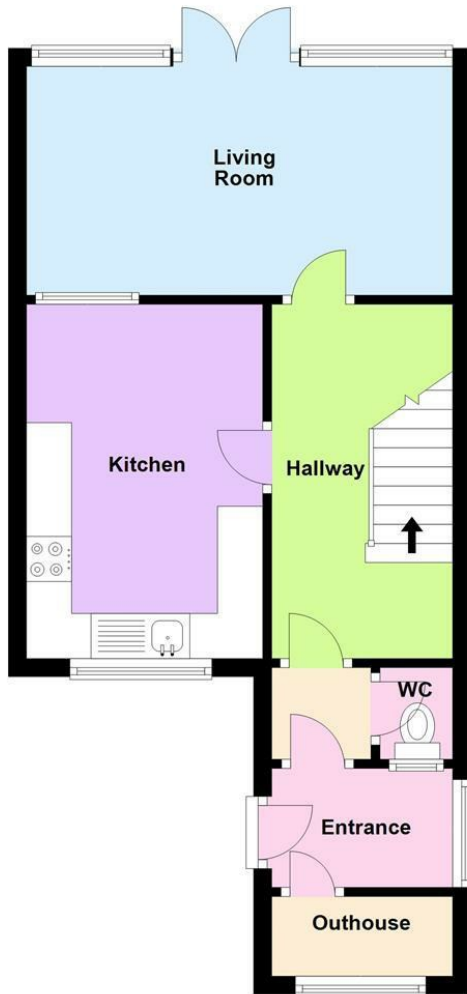
Gated access into property, steps leading down to the front door, pebble chipped garden, area for bins, residential permit parking.

Rear

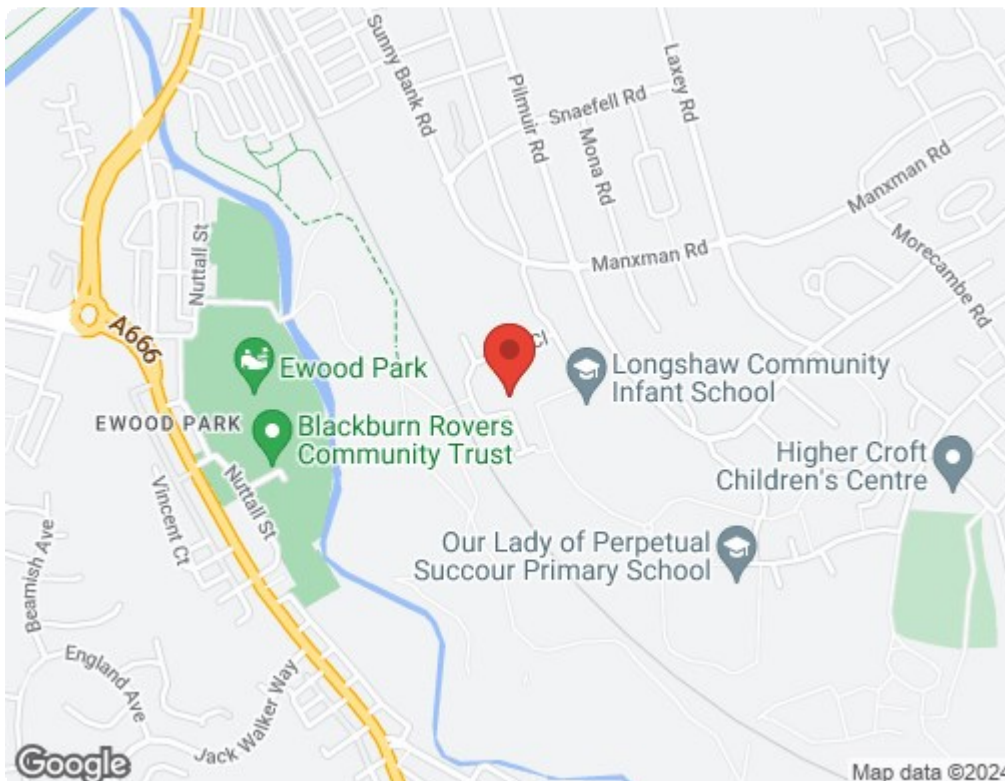
Enclosed garden, part flagged patio, part AstroTurf area, gated access to the alleyway.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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		