



## Danvers Street, Blackburn

**\*\* IMMACULATELY PRESENTED END TERRACE PROPERTY IN THE HEART OF RISHTON \*\***

Situated in a cosy residential area in the heart of Rishton, Curtis Law Estate Agents are delighted to present this outstanding two bedroom end-terraced home to the market. Benefiting from being a stones throw away from the town center, there's an abundance of local amenities including doctors, supermarkets, a pharmacy and well established schools. Rishton train station and the M65 are a 5 minute drive away offering excellent network links and bus routes to Blackburn, Preston and beyond.

A credit to the homeowner, this exceptional home has been presented and maintained to the highest standard, brimming with modern decor throughout. Boasting spacious accommodation, this property benefits from having two generously sized reception rooms, a modern fitted kitchen, two double sized bedrooms and a low maintenance rear yard. First time buyers or a couple would be perfect for this charming end-terraced home.

- End Terraced Property
- Modern Fitted Kitchen
- Low Maintenance Rear Yard
- Leasehold
- Two Spacious Reception Rooms
- Immaculately Presented
- On Street Parking
- Two Double Sized Bedrooms
- Garden Fronted
- Excellent Location

**Offers in excess of £70,000**

# Danvers Street, Blackburn

## Ground Floor

### Entrance Vestibule

4'8" x 3'2" (1.44 x 0.97)

Leads to hallway.

### Hallway

4'8" x 3'2" (1.44 x 0.97)

A welcoming hallway leading to two generously sized reception rooms and stairs leading to the first floor.

### Reception Room One

12'9" x 12'1" (3.90 x 3.70)

UPVC double glazed window, central heating radiator, coving to ceiling, ceiling light fitting, feature gas fireplace with stone hearth and surround, wood flooring.

### Reception Room Two

10'11" x 9'0" (3.34 x 2.76)

UPVC double glazed window, central heating radiator, picture rail, ceiling light fitting, television point, carpet flooring.

### Kitchen

12'5" x 6'4" (3.79 x 1.95)

UPVC double glazed window, range of white gloss wall and base units with granite effect surfaces, inset stainless steel sink and drainer with mixer tap, integrated electric oven with ceramic four ring electric hob and extractor hood, breakfast bar with granite effect surfaces, space for washing machine and fridge freezer, ceiling spotlights, central heating radiator, laminate tiled flooring, door leading to rear.

## First Floor

### Landing

5'10" x 5'7" (1.79 x 1.71)

Leads to two double sized bedrooms and a three piece bathroom suite.

### Bedroom One

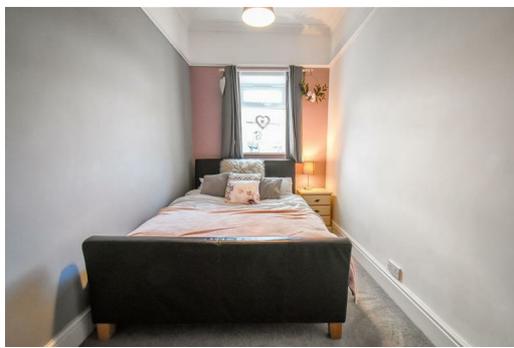
12'10" x 10'10" (3.92 x 3.31)

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

### Bedroom Two

15'11" x 6'5" (4.86 x 1.97)

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



## Bathroom

8'8" x 5'8" (2.65 x 1.74)

UPVC double glazed window, three piece bathroom suite comprising; close couples dual flush WC, full pedestal wash basin with mixer taps, panel bath with mixer tap and mains feed overhead shower, part tiled elevations, chrome central heating towel rail, central heating radiator, ceiling light fitting, laminate tiled flooring.

## External

### Front

Low maintenance paved front with graveled area. On street parking.

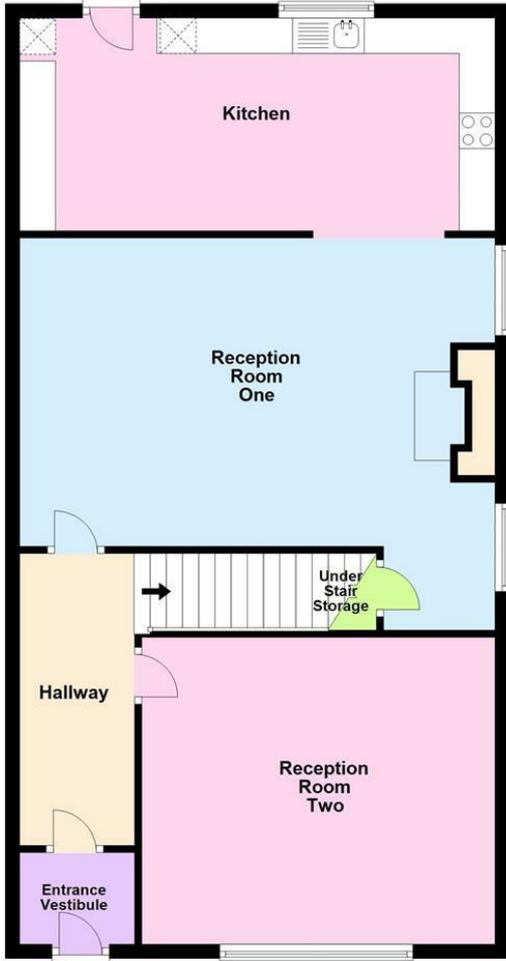
### Rear

Low maintenance paved yard with part graveled area.



### Ground Floor

Approx. 86.5 sq. metres (931.0 sq. feet)



### First Floor

Approx. 65.8 sq. metres (708.6 sq. feet)



Total area: approx. 152.3 sq. metres (1639.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

26 Limbrick Blackburn, BB1 8AA

Tel: 01254 920200 Email: sales@curtislaw.co.uk www.curtislawstateagents.co.uk