

curtis law

ESTATE AGENTS



Cattle Street, Blackburn

**** EXCELLENT TWO BEDROOM MID- TERRACE HOME IN GREAT HARWOOD ****

Curtis Law Estate Agents are proud to welcome to the market this modern mid- terraced property. Renovated to the highest of standards with a neutral finish throughout, this cosy home offers two reception rooms, a modern fitted kitchen, two generously sized bedrooms, family bathroom suite and spacious rear yard with a further garden plot. First time buyers who are looking to put their own stamp on a property would be a perfect fit for this stylish house!

Situated within a row of terraced just off Church Street, this property benefits from being a stones throw away from Great Harwood Town Centre which offers an abundance of amenities such as shops, salons, supermarkets as well as award winning bars and restaurants! In addition, there are excellent network links and bus routes providing access to Blackburn, Preston and beyond.

This property is a must view so get in contact with our sales team!

- Mid- Terraced Property
- No Chain Delay
- Close to Great Harwood Town Centre
- Immaculately Presented
- Modern Fitted Kitchen
- Council Tax Band A
- Two Double Bedrooms
- Fully Renovated
- Leasehold

Offers in excess of £80,000

Cattle Street, Blackburn

Ground Floor

Vestibule

3'10" x 3'0" (1.17m x 0.93m)

UPVC partial double glazed entrance door, ceiling light fitting, hardwood door to living room, carpet flooring.

Reception Room One

13'5" x 12'9" (4.09m x 3.89m)

UPVC double glazed window, ceiling light fitting, central heating radiator, gas meter housed in cupboard, electric meter and consumer unit housed in cupboard, door to second reception room, carpet flooring.

Reception Room Two

13'4" x 8'11" (4.08m x 2.73m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to kitchen, stairs to first floor, carpet flooring.

Kitchen

8'5" x 6'0" (2.58m x 1.84m)

UPVC double glazed window, UPVC door to rear, a range of white gloss wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, freestanding electric oven with four ring hob and extractor hood, plumbing for washing machine or space for fridge freezer, 'Logic- Ideal' Combi boiler housed in wall unit, ceiling spotlights, tiled flooring.

First Floor

Landing

5'8" x 5'4" (1.74m x 1.65m)

Ceiling light fitting, smoke alarm, loft access (loft ladders and ceiling light fitting), doors to two bedrooms and a modern bathroom suite, carpet flooring.

Bedroom One

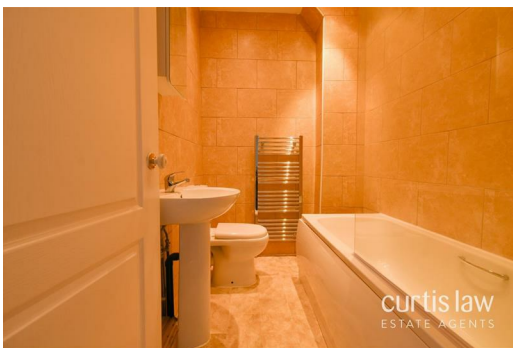
13'5" x 8'11" (4.11m x 2.73m)

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

Bedroom Two

13'3" x 7'3" (4.05m x 2.21m)

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



Bathroom

7'3" x 5'3" (2.21m x 1.62m)

A three piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin with mixer tap, panel bath with mixer tap, glass screen and shower head, full tiled elevations, chrome central heating towel rail, extractor fan, ceiling spotlights, Lino flooring.

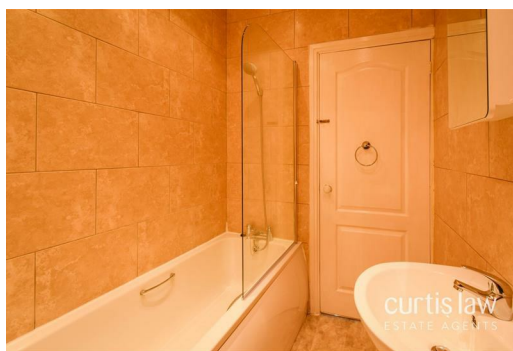
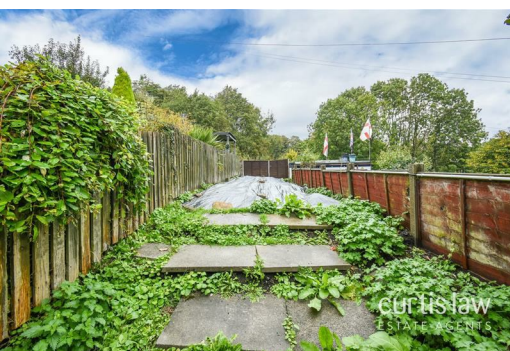
External

Front

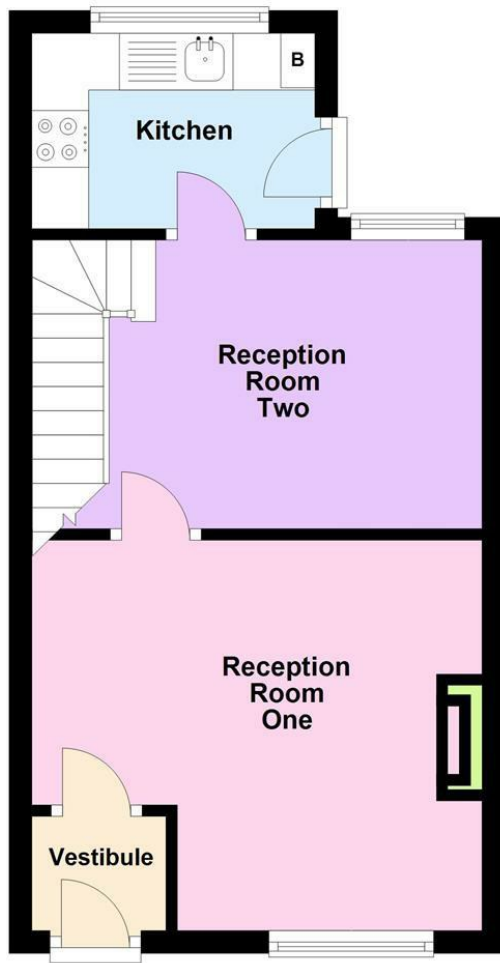
On street parking.

Rear

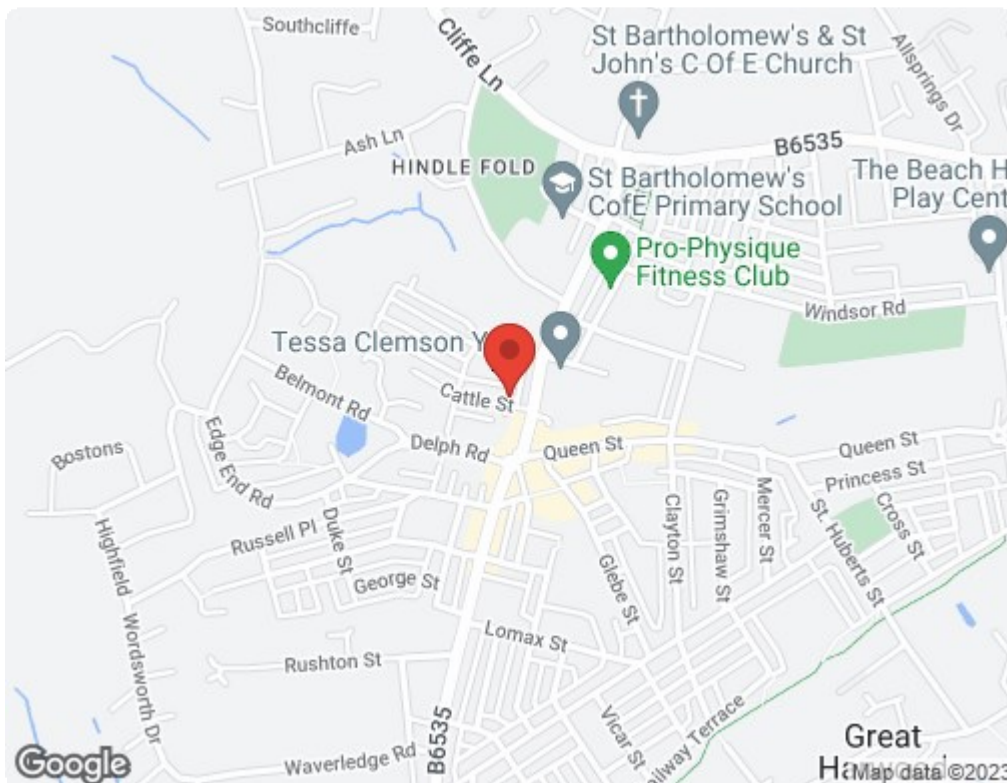
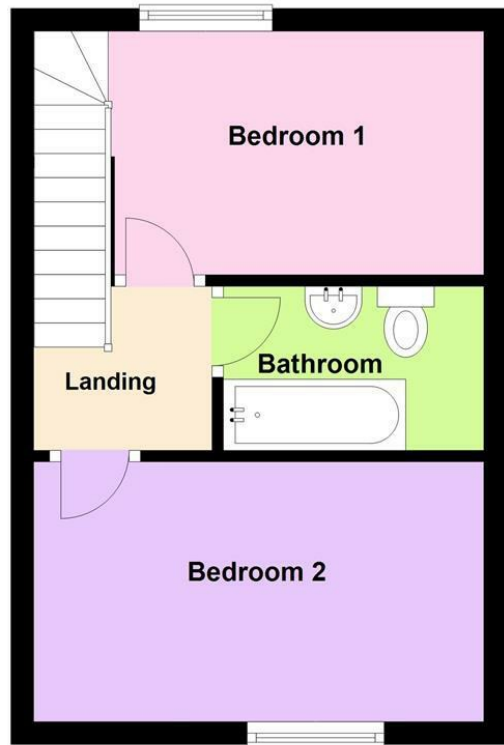
Spacious enclosed tier yard with gated access to the further garden plot.



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		
(55-68) D	53	
(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		