

curtis law

ESTATE AGENTS



Church Street, Blackburn

*** CHARMING AND RECENTLY REFURBISHED THREE BEDROOM COTTAGE ***

An attractive and characterful three bedroom mid-terraced cottage set within the highly desirable town of Great Harwood. Recently renovated throughout and flowing with neutral decor, this property boasts an abundance of space over three floors with two reception rooms, a large kitchen, three bedrooms, a modern bathroom suite, en-suite and gorgeous rear yard. This property could be utilized in a variety of ways and would be perfectly suited to first time buyers or as a rental investment!

Being conveniently located, this property benefits from being within walking distance to a range of local amenities including shops, salons, restaurants, cafes, supermarkets and so much more! There are well established schools nearby such as St Wulstan's Catholic Primary School and Great Harwood St John's Church of England Primary School. For commuters, the M65 is a ten minutes drive providing access to the surrounding areas and cities.

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

- Characterful Cottage
- Two Reception Rooms
- Close To Local Amenities
- Three Bedrooms
- Large Kitchen
- Council Tax Band A
- Full Renovated Throughout
- Communal Parking
- Leasehold

Fixed asking price £129,950

Basement

Reception Room One

14'7" x 10'11" (4.45m x 3.34m)

UPVC double glazed window, ceiling spotlights, central heating radiator, meter cupboard, door to kitchen, stairs to ground floor.

Kitchen

14'0" x 10'2" (4.27m x 3.10m)

UPVC double glazed door to rear, uPVC double glazed window, a range of gloss wall and base units with contrasting worktops and splash backs, circular inset stainless sink and separate drainer, electric oven and five ring gas hob with extractor hood and stainless steel splash back, space for fridge freezer and washing machine, combi boiler housed in wall unit, ceiling spotlights, central heating radiator, smoke alarm, wood effect flooring.

Ground Floor

Entrance Vestibule

4'3" x 3'9" (1.31m x 1.16m)

UPVC partially glazed entrance door to vestibule, two uPVC double glazed windows, wall light fitting, door to reception room two.

Reception Room Two

15'0" x 12'11" (4.58m x 3.95m)

UPVC double glazed bay window, ceiling spotlights, central heating radiator, consumer unit, door to bathroom suite, stairs to basement and first floor, carpeted flooring.

Bathroom

9'9" x 7'1" (2.99m x 2.17m)

UPVC double glazed window, a three piece bathroom suite comprising of: a dual flush WC, full pedestal wash basin and panel bath with mixer taps, part tiled elevations, ceiling spotlights, central heating radiator, vinyl flooring.

First Floor

Landing

10'3" x 2'4" by 5'8" x 2'5" (3.14m x 0.73m by 1.74m x 0.76m)

Ceiling light fitting, loft access via hatch, doors to three bedrooms, carpeted flooring.

Bedroom One

15'5" x 10'4" (4.72m x 3.15m)

UPVC double glazed window, ceiling spotlights, central heating radiator, door to en-suite, carpeted flooring.



En-Suite

4'9" x 4'7" (1.47m x 1.42m)

A three piece en-suite shower room comprising of: a dual flush WC, full pedestal wash basin, fully enclosed shower cubicle, ceiling spotlights, chrome central heating towel rail, extractor fan, vinyl flooring.

Bedroom Two

10'4" x 7'0" (3.16m x 2.15m)

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

Bedroom Three

9'8" x 5'2" (2.96m x 1.60m)

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

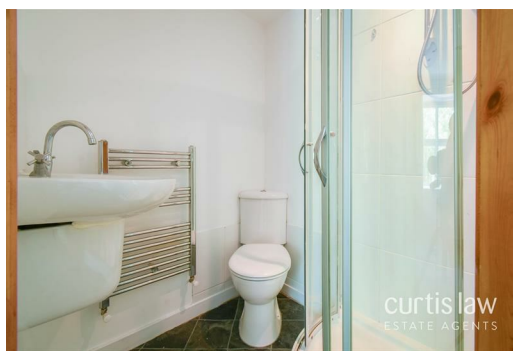
External

Front

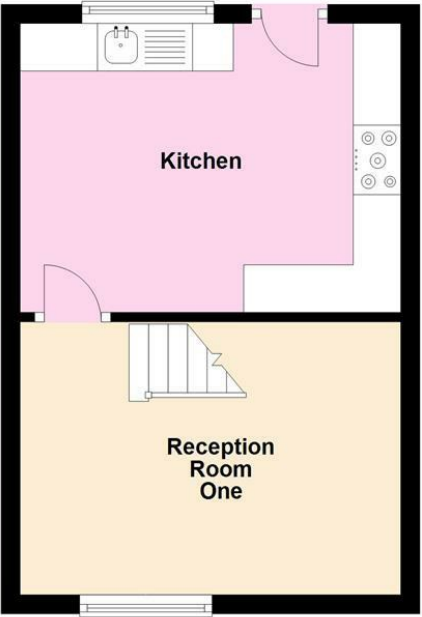
Metal gate and path leading to front door, metal gate and stairs leading down to a low maintenance graveled area, metal fencing. Communal parking bays opposite to the property.

Rear

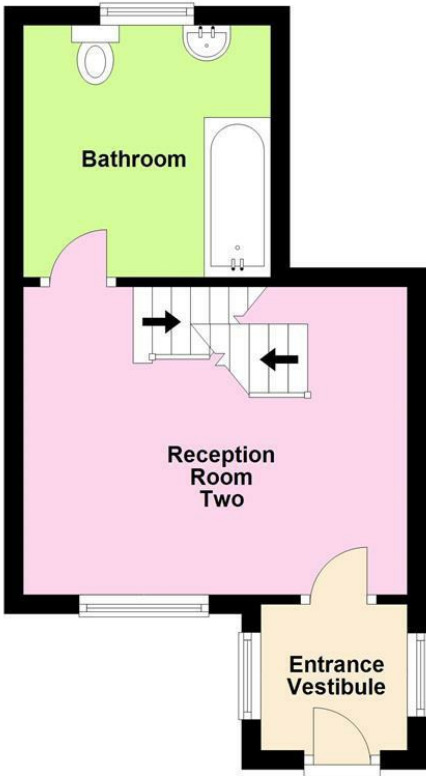
Enclosed graveled yard with access from kitchen on basement floor.



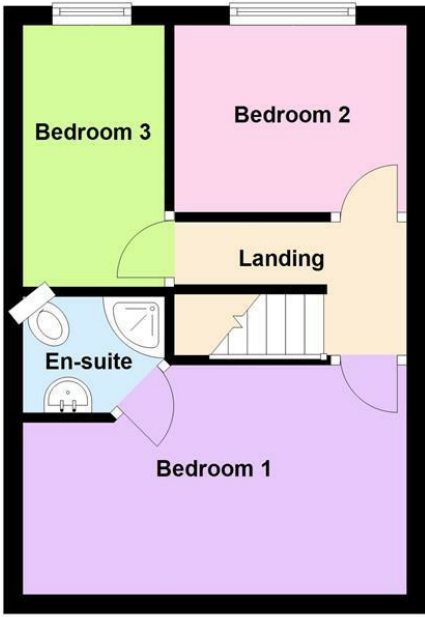
Basement



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(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		