



## Church Street, Blackburn

\*\* RECENTLY REFURBISHED ,END- TERRACED COTTAGE A VERY IN SOUGHT AFTER LOCATION \*\*

Situated within the heart of Great Harwood, Curtis Law Estate Agents are proud to welcome to the market this three bedroom end terraced cottage. Boasting spacious accommodation over three stories, this superb property also boasts two reception rooms, modern fitted kitchen, three piece family bathroom suite, and Jack and Jill shower room, enclosed rear graveled yard and communal parking. This property could be utilized a variety of ways and would be perfectly suited to first time buyers or as a HMO investment!

Being conveniently located, this property benefits from being a stones throw away from a variety of amenities including doctors, beauticians, restaurants, supermarkets and so much more! In addition, there are strong network links and bus routes providing access to Blackburn, Preston and beyond.

This fantastic property will be popular, contact our sales team to arrange a viewing today!

- End Terraced Cottage
- Recently Refurbished
- Communal Parking
- Two Spacious Reception Rooms
- Three Good Sized Bedrooms
- Excellent Location
- Modern Fitted Kitchen
- Enclosed Rear Yard
- Leasehold

**Offers over £130,000**

## Basement

Storage corridor also housing combi-boiler

## Reception Room One

11'8" x 11'1" (3.58 x 3.40)

UPVC double glazed window, UPVC double glazed French doors to the rear, ceiling spotlights, fireplace point, central heating radiator, carpet flooring. Door to kitchen.

## Kitchen

11'7" x 11'4" (3.55 x 3.46)

UPVC double glazed window, a range of white high gloss wall and base units with granite worktops, stainless steel one and a half sink with drainer and mixer tap, integrated electrical oven with four ring gas hob and extractor hood, ceiling spotlights, smoke alarm, stone effect tile flooring.

## Ground Floor

### Hallway

15'5" x 2'11" (4.72 x 0.91)

x2 UPVC double glazed windows, ceiling spotlights, carpet flooring. A spacious and welcoming hallway leading to reception room two, bedroom three and a three piece shower room.

### Reception Room Two

11'5" x 11'1" (3.48 x 3.39)

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

### Bedroom Three

9'9" x 7'3" (2.99 x 2.23)

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

### Bathroom

8'4" x 6'1" (2.56 x 1.87)

Three piece bathroom suite comprising of; close coupled dual flush WC, full pedestal wash basin with mixer tap, panel bath with traditional taps, part tiled elevations, ceiling spotlights, chrome central heating towel rail, vinyl flooring.

## First Floor

### Landing

11'6" x 6'4" (3.53 x 1.95)

UPVC double glazed window, ceiling spotlights, carpet flooring. Doors leading to two bedrooms and a three piece shower room.



## **Bedroom One**

11'9" x 11'5" (3.60 x 3.49)

UPVC double glazed window, ceiling spotlights, central heating radiator, fireplace point, carpet flooring. Door to shower room.

## **Bedroom Two**

11'6" x 8'0" (3.52 x 2.44)

UPVC double glazed window, ceiling spotlights, central heating radiator, fireplace point, carpet flooring.

## **Shower Room**

11'6" x 2'9" (3.51 x 0.86)

Three piece bathroom suite comprising of; close coupled dual flush WC, wall mounted wash basin with mixer tap, enclosed glass shower cubicle with wall mounted electric overhead shower, part tiled elevations, ceiling spotlights, chrome central heating towel rail, laminate flooring.

## **External**

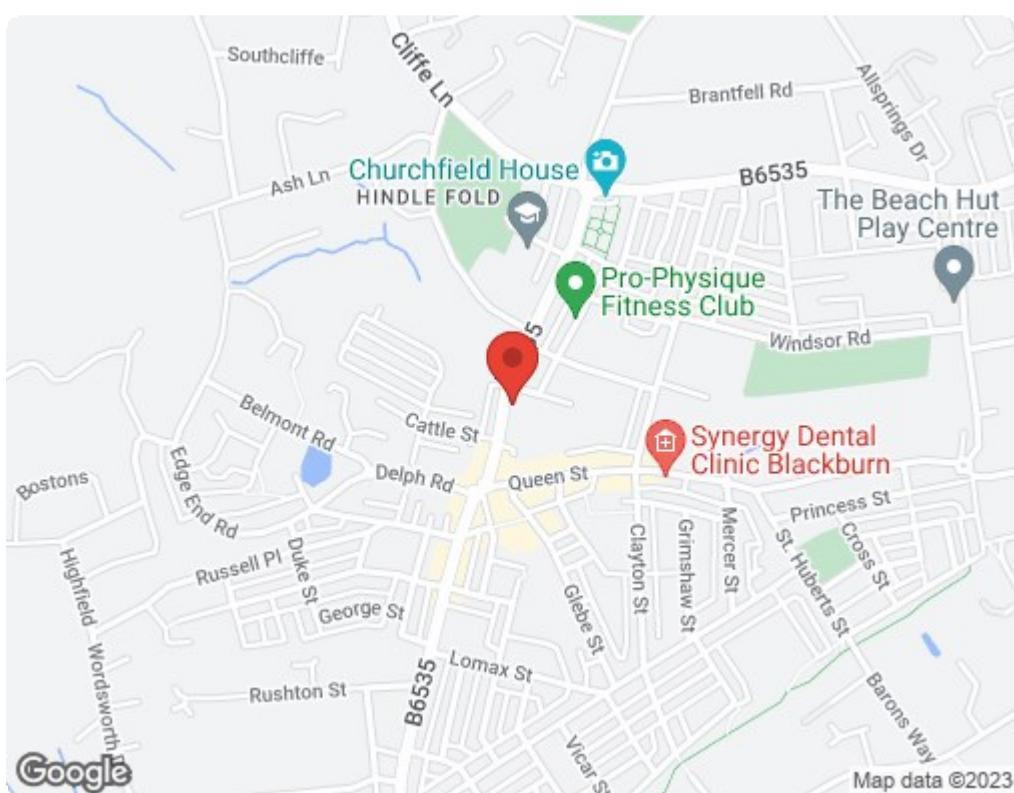
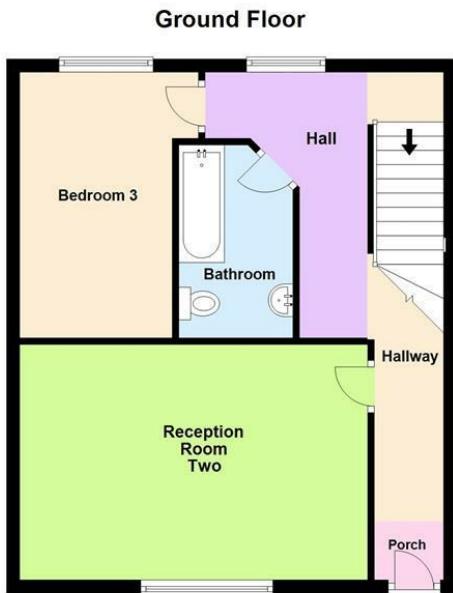
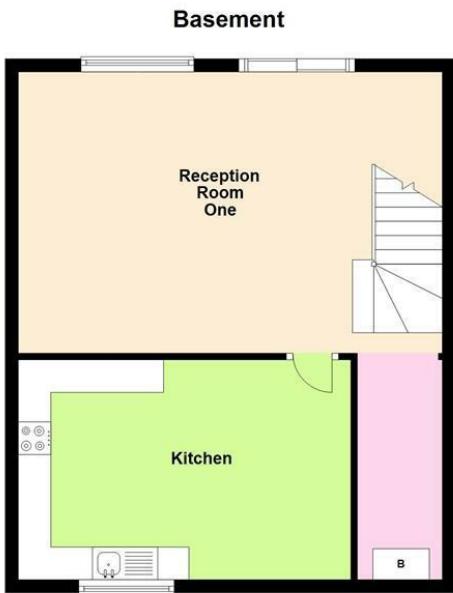
### **Front**

Low maintenance graveled garden with metal fence and gate. Communal parking bays opposite to the property.

### **Rear**

Private enclosed rear walled garden. Accessed via reception room one in the basement.





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(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<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

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