

curtis law

ESTATE AGENTS



Anglesey Street, Blackburn

*****PERFECT BUY TO LET, DECEPTIVELEY LARGE THREE BEDROOM TERRACED*****

Curtis Law Estate Agents are delighted to welcome to the market this spacious three bedroom property. This beautiful home is a perfect rental investment.

Within close range to good schools, amenities and network links to Preston and Blackburn town centre. Having been well maintained throughout, this property is a credit to the current owners, boasting two double bedrooms as well as a good sized rear garden this property should not be missed.

The property comprises briefly; a welcoming reception room leads to stairs to the first floor and a modern kitchen/diner. On the first floor there is a landing leading to three bedrooms, and a three piece, family bathroom. The master bedroom comprises of a shower enclosure. Externally there is a garden at the rear.

NOTE: this property has been declined a residential mortgage due to proximity of the pub's beer garden to the side of the property. Having taken advice, we believe 'buy-to-let lending' may be allowed.

- Three Bedrooms
- Deceptively Spacious
- Ideal First Time Buy
- Good sized Garden
- Popular Location
- Viewing Essential
- Well Presented
- Close To Ameneties
- Council Tax Band B

Offers in excess of £80,000

Anglesey Street, Blackburn

Lounge

17'0" x 15'5" (5.2 x 4.7)

Kitchen

15'1" x 8'10" (4.6 x 2.7)

Bathroom

7'10" x 6'6" (2.4 x 2.0)

Bedroom One

10'9" x 8'6" (3.3 x 2.6)

Bedroom Two

11'1" x 8'2" (3.4 x 2.5)

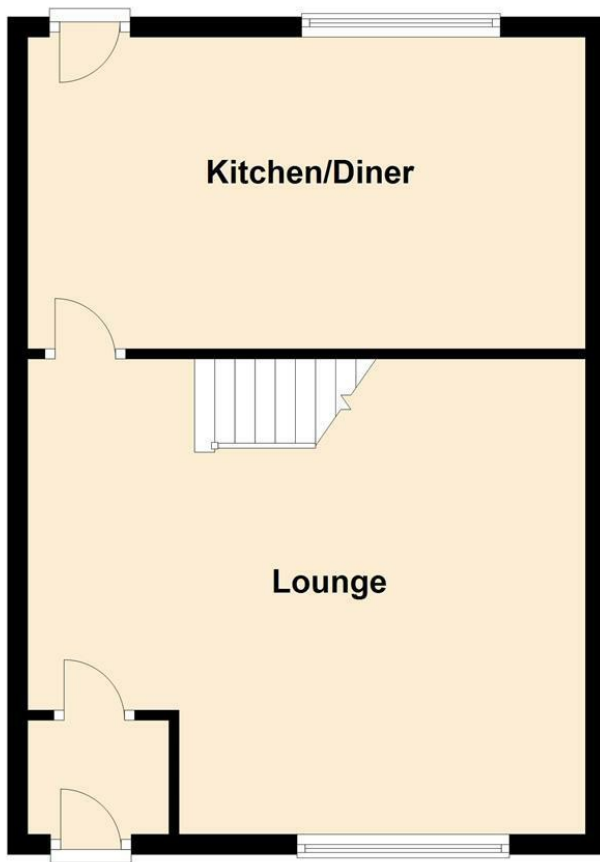
Bedroom Three

14'5" x 4'11" (4.4 x 1.5)

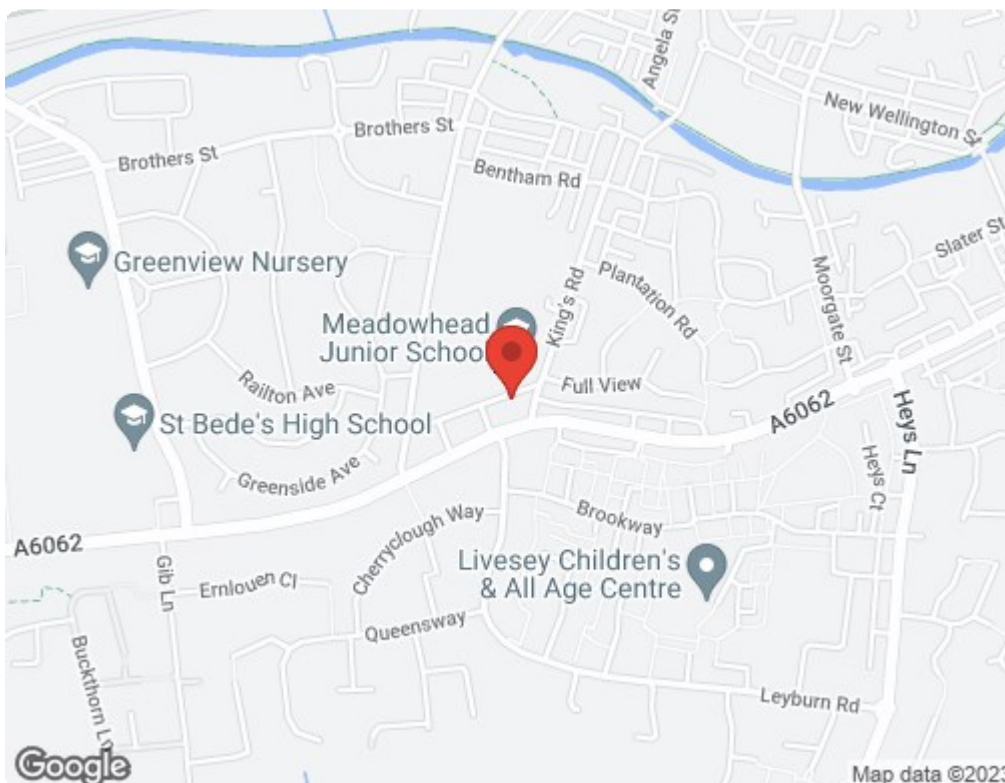
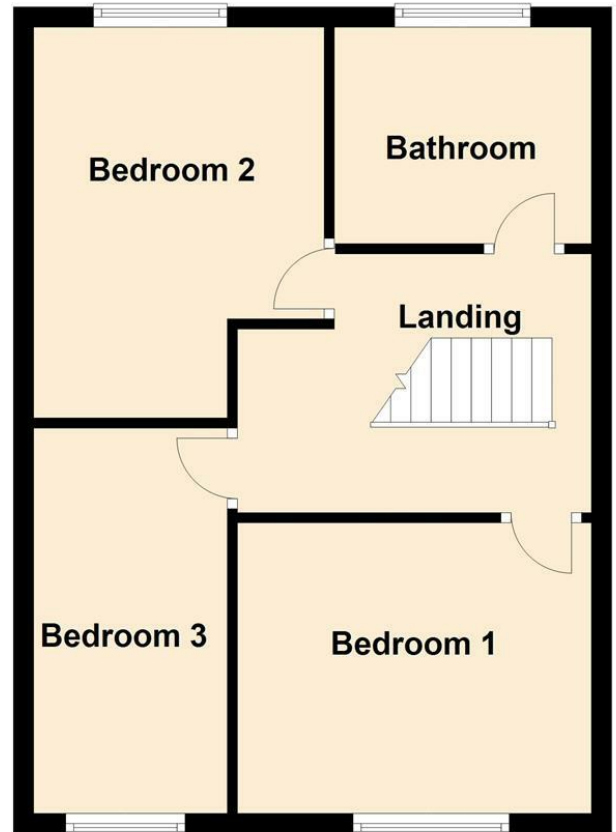






Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		
England & Wales		