

# curtis law

## ESTATE AGENTS



### Franklin Road, Blackburn

\*\*\* ATTRACTIVE THREE BEDROOM MID-TERRACE PROPERTY IN WITTON \*\*\*

Nestled in the highly desirable Witton area, this striking three bedroom semi-detached home seamlessly combines original period features with modern, neutral decor. Boasting an abundance of potential, this property is an ideal opportunity for both investors and first time buyers. Featuring two reception rooms, a lovely kitchen, three bedrooms, a bathroom suite, and a large rear yard, this property checks all the boxes and is not to be missed!

Conveniently positioned near various local amenities such as doctors, newsagents, supermarkets, and reputable schools, this property enjoys a prime location. Witton Country Park is just a short distance away, offering beautiful walks, nature trails, and picturesque picnic spots. The property also boasts excellent connectivity with the M65 only a few minutes' drive away, facilitating easy access to neighboring towns and cities.

Get in contact with our sales team to arrange a viewing on this fantastic property!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Mid- Terrace Home
- Large Rear Yard
- Perfect Investment or First Time buy
- Three Bedrooms
- Sought After Area
- Council Tax Band B
- Two Reception Rooms
- Close to Motorway Network
- Freehold

**Offers in the region of £115,000**



## Ground Floor

### Entrance Vestibule

3'4" x 3'0" (1.04m x 0.93m)

Hardwood partially glazed door to entrance vestibule, hardwood single glazed frosted door to hallway, meter cupboard, original tiled flooring.

### Hallway

10'2" x 3'0" (3.10m x 0.92m)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to two reception rooms, stairs to first floor, wood effect laminate flooring.

### Reception Room One

13'3" x 10'2" (4.05m x 3.10m)

UPVC single glazed bay window, ceiling light fitting, central heating radiator, coving to ceiling, fireplace point, wood effect laminate flooring.

### Reception Room Two

14'0" x 13'10" (4.28m x 4.23m)

UPVC single glazed window, ceiling light fitting, central heating radiator, coving to ceiling, television point, open access to kitchen and under stair storage, wood effect laminate flooring.

### Kitchen

8'7" x 7'4" (2.64m x 2.25m)

new uPVC double glazed window, new uPVC door to rear, a range of wood effect laminate wall and base units with contrasting worktops, part tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven in eye level unit, integrated four ring electric hob with extractor hood, space for fridge freezer, plumbing for washing machine, combi boiler, ceiling light fitting, open access to reception room two, tiled effect vinyl flooring.

## First Floor

### Landing

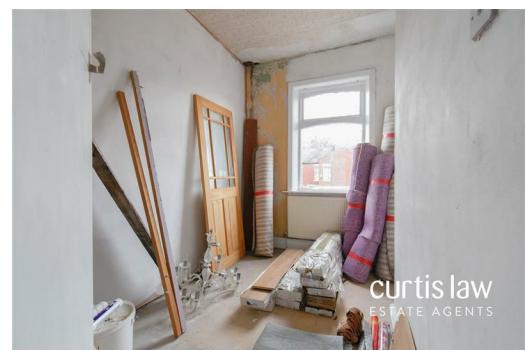
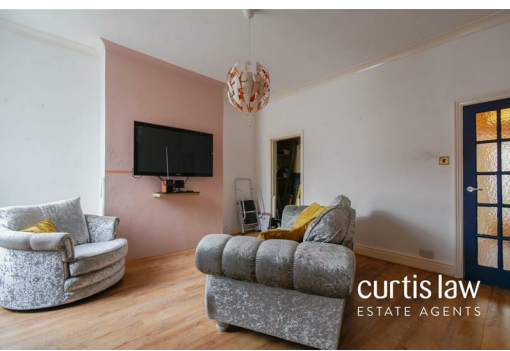
9'3" x 5'3" (2.82m x 1.61m)

Ceiling light fitting, central heating radiator, loft access via hatch, doors to three bedrooms and bathroom suite, carpeted flooring.

### Bedroom One

14'5" x 11'4" (4.40m x 3.46m)

Two uPVC single glazed windows, ceiling light fitting, central heating radiator.



### Bedroom Two

10'4" x 7'6" (3.16m x 2.29m)

UPVC single glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

### Bedroom Three

9'2" x 6'6" (2.81m x 2.00m)

UPVC single glazed window, ceiling light fitting, central heating radiator.

### Bathroom

6'7" x 4'11" (2.02m x 1.50m)

A three piece bathroom suite comprising of: a low level, dual flush WC, full pedestal wash basin, wood paneled bath with electric feed overhead shower, full tiled elevations, ceiling light fitting, tiled effect flooring.

### External

#### Front

Gated courtyard, on street parking.

#### Rear

Large, enclosed yard with gated access to alleyway.

### Agents Notes

Tenure: Freehold

Council Tax Band: A (Blackburn with Darwen)

Property Type: Mid-terrace

Property Construction: Brick built with slate roof

Water Supply: United Utilities

Electricity Supply: Mains

Gas Supply: Mains

Heating: Gas - combi boiler is four years old

Broadband: Ultrafast

Mobile Signal: Good

Parking: On street parking

Building Safety: Unknown

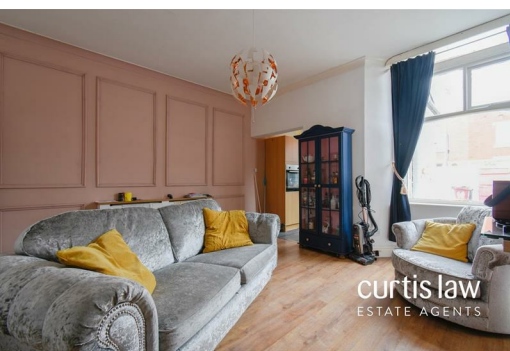
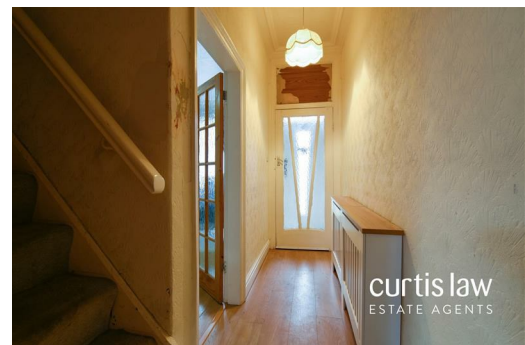
Rights & Restrictions: No

Flood & Erosion Risks: No

Planning Permissions & Development Proposals: No

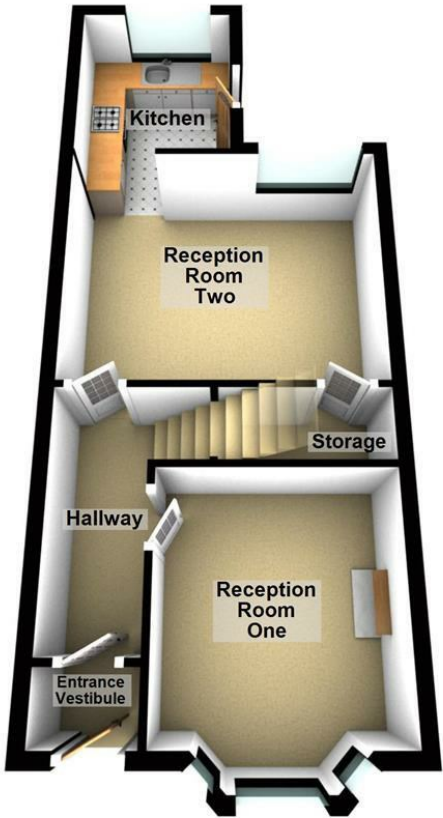
Property Accessibility & Adaptions: Gate to alleyway

Coalfield & Mining Area: No





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	65	
(55-68) D		
(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		
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