

# curtis law

## ESTATE AGENTS



### South View, Blackburn

**\*\* FANTASTIC TWO BEDROOM MID- TERRACE IN GREAT HARWOOD \*\***

Set within a row of ten terraces, we are delighted to welcome to the market this charming two bedroom home! Beautifully presented, this property boasts spacious accommodation throughout and offers two reception rooms, a modern fitted kitchen, three piece bathroom suite, off road parking and a large garden front.

Situated in one of Blackburn's most sought after areas, this property benefits from being within walking distance to Great Harwood's Town Centre where there are an abundance of amenities including shops, schools, restaurants and supermarkets! In addition, there are strong network links and bus routes providing access to Blackburn Town Centre, Preston and beyond.

Get in contact with our sales team to arrange a viewing!

- Stunning Mid-Terraced Property
- Two Reception Rooms
- Modern Fitted Kitchen
- Two Double Bedrooms
- Garden Fronted
- Off Road Parking
- Close to Great Harwood Town Centre
- Council Tax Band A
- Leasehold

**Offers in excess of £110,000**



## South View, Blackburn

### Ground Floor

#### Hall

Leads through to reception room one.

#### Reception Room One

15'3" x 12'0" (4.65m x 3.68m)

UPVC double glazed window, coving to ceiling, central heating radiator, ceiling light fitting, two wall light fittings, feature fireplace with stone hearth and surround, frosted double doors to reception room two, laminate flooring.

#### Reception Room Two

14'5" x 12'1" (4.40m x 3.70m)

UPVC double glazed window, coving to ceiling, central heating radiator, ceiling light fitting, doors to kitchen, under stair storage and hall with stairs to first floor, frosted double doors to reception room one, laminate flooring.

#### Kitchen

12'1" x 6'3" (3.70m x 1.93m)

UPVC double glazed window, UPVC double glazed door to rear, a range of high gloss white wall and base units with wood effect worktops, integrated electric oven and microwave in high rise unit, integrated four ring gas hob with extractor hood, stainless steel sink and drainer with mixer tap, integrated dishwasher, space for washing machine and fridge freezer, ceiling spotlights, coving to ceiling, tiled flooring.

### First Floor

#### Landing

14'3" x 5'9" (4.35m x 1.76m)

Ceiling light fitting, central heating radiator, coving to ceiling, loft access, doors to two double bedrooms and a three piece bathroom suite, carpet flooring.

#### Bedroom One

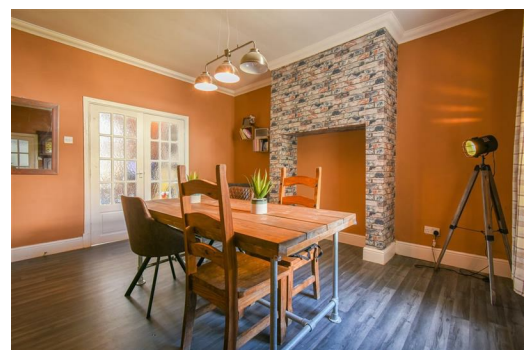
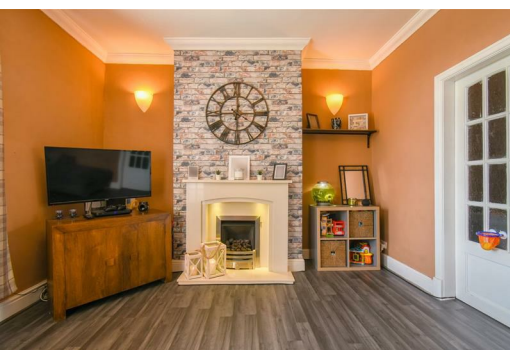
15'5" x 11'11" (4.71m x 3.65m)

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

#### Bedroom Two

14'3" x 9'1" (4.35m x 2.79m)

UPVC double glazed window, coving to ceiling, central heating radiator, ceiling light fitting, fitted wardrobes, laminate flooring.



## Bathroom

11'3" x 6'7" (3.44m x 2.03m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled front mount flush WC, full pedestal wash basin with traditional taps, tiled panel bath with traditional taps, showerhead, ceiling light fitting, central heating radiator, part tiled elevations, alcove storage above bath, fitted storage, vinyl flooring.

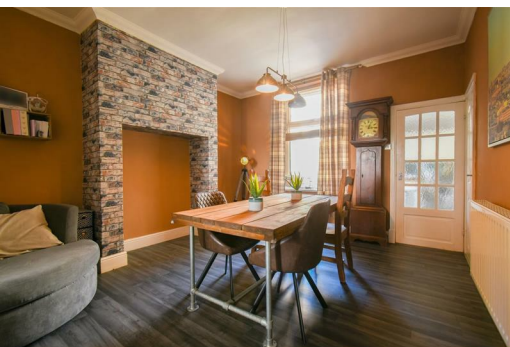
## External

### Front

Extensive laid to lawn garden, graveled area, fenced surround.

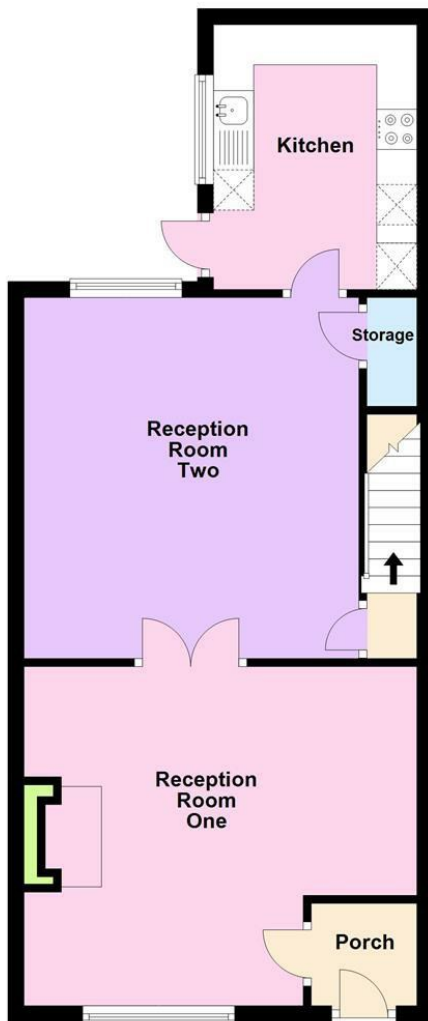
### Rear

Enclosed yard, steps leading up to small driveway providing off road parking for one vehicle.

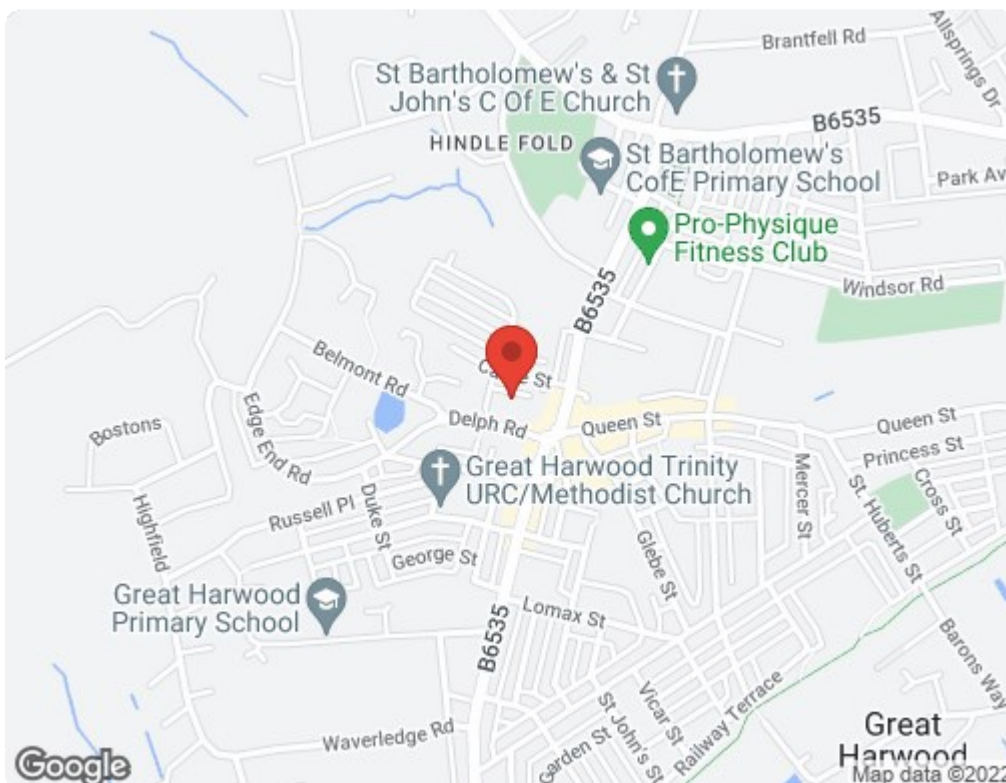




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(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		
England & Wales EU Directive 2002/91/EC		