



2 bed terraced house to buy in

Dukes Brow, Blackburn, Lancashire, BB2 6DH

£69,950 Starting Bid

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Cash Buyers Preferable Due To The EPC Rating
- ✓ IDEAL INVESTMENT OPPORTUNITY
- ✓ TWO BEDROOMS AND A USEFUL ATTIC ROOM
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

IDEAL INVESTMENT OPPORTUNITY this mid terraced two bedroom property with a useful attic room is for sale located in the popular Revidge area of Blackburn. The property is need of modernisation.

The accommodation briefly comprises of: Entrance, Lounge, separate kitchen/diner, two bedrooms, attic room and a bathroom. Also benefiting from gas central heating and uPVC double glazing and has a yard to the rear.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £69,950

Property Type: Terraced House

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles, Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Entrance Hall

Dimensions: 1.0m x 1.0m

The entrance comprises of: external wooden door with glass panel, coving, laminate to the floor.

Living Room

Dimensions: 4.3m x 4.15m

The lounge comprises of: Double glazed window with wooden frame, internal wooden door, ceiling light, double radiator, TV/Phone point, coving, gas fire, laminate to the floor.

Kitchen Diner

Dimensions: 4.32m x 4.2m

This kitchen/diner comprises of: Double glazed window with wooden frame, wall & base units, free standing gas cooker, stainless steel sink with drainer and mixer tap, double radiator, plumbed for washing machine, spotlights to the ceiling, tiled effect lino to the floor.

Landing

Dimensions: 2.68m x 2.0m

The landing comprises of: Ceiling light, wooden flooring and has stairs to the attic room.

Bedroom 1

Dimensions: 4.0m x 3.3m

Bedroom one comprises of: Double glazed window with wooden frame, internal wooden door, ceiling light, double radiator, TV point, coal fire, wooden flooring.

Bedroom 2

Dimensions: 4.25m x 2.9m

Bedroom two comprises of: Double glazed window with wooden frame, internal wooden door, ceiling light, double radiator, wooden flooring.

Bathroom

Dimensions: 3.0m x 1.5m


The bathroom comprises of: uPVC double glazed window, W.C, hand wash basin, bath with overhead shower, spotlights to the ceiling, double radiator, mostly tiled, tiled effect laminate to the floor.

Attic Room

Dimensions: 4.3m x 4.0m

This useful room comprises of: Velux window, ceiling light, double radiator, built in wardrobe.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,
www.partneragents.co.uk

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