



## 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.

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## 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.

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## 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.

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## Landing

Dimensions: 2.68m x 2.0m

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

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## 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.

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## 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.

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## 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.


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## 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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