



## 4 bed terraced house to buy in

Hope Terrace, Blackburn, Lancashire, BB2 6EY

**£180,000** Starting Bid

 x4  x1  x3

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three reception rooms
- ✓ Four bedrooms including three
- ✓ Dining kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Water supply: Direct mains water

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to present for sale this substantial and extended family home, ideally situated in one of the area's most sought-after locations just off Preston New Road. Perfectly positioned within the catchment area for some of the town's most highly regarded schools including Olive School, Tauheedul Girls, and qegs, the property also benefits from close proximity to newly built multi-million-pound places of worship such as Masjid Vali, making this an exceptional family home in a prime and convenient location.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Terraced House

Parking: Off Street

Year built: 1904

Construction materials: Brick and block

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: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

**Reception Room One - 5.07m x 4.16m**

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**Reception Room Two - 4.23m x 3.57m**

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**Kitchen/Diner - 4.86m x 3.67m**

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**Reception/Dining Room Three - 4.45m x 3.78m**

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**Bedroom Three - 4.70m x 3.56m**

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**Bathroom - 2.45m x 1.94m**

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**Bedroom Two - 4.25m x 3.56m**

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**Master Bedroom - 4.27m x 3.77m**

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**Bedroom Four - 3.22m x 1.49m**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(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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