



curtis law
ESTATE AGENTS

2 bed terraced house to buy in

South View, Great Harwood, Blackburn,
Lancashire, BB6 7NL

£110,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Off Street parking

Property features

- ✓ Two Bedrooms
- ✓ Tenant in situ paying 750pcm
- ✓ Sold by Secure Sale
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This well presented two bedroom mid-terraced house offers a fantastic opportunity for investors seeking a spacious and comfortable home in a convenient location. The property is arranged over two floors and features two generously sized double bedrooms, both of which provide ample space for furniture and storage.

On the ground floor, you will find two spacious reception rooms, ideal for relaxing, entertaining, or adapting to your lifestyle needs. The modern kitchen is well appointed, providing plenty of worktop space and cabinetry for storage. The four piece bathroom suite is a particular highlight, comprising a bath, separate shower cubicle, wash basin, and WC (perfect for busy households or guests).

The property is offered with a tenant in situ, ensuring a smooth and straightforward purchase process for prospective investors. The interior is well maintained throughout, with tasteful décor and neutral tones that create a welcoming environment ready for you to move straight in. The home is situated in Council Tax Band A, making it an affordable option for those mindful of ongoing costs.

The leasehold tenure provides additional peace of mind, and the property's layout makes excellent use of the available space, offering flexibility for a range of living arrangements. Whether you are searching for your first step onto the property ladder or a promising investment opportunity, this mid-terrace home is sure to impress with its combination of size, style, and practicality.

Early viewing is recommended to fully appreciate the quality of accommodation on offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 859

Price: Starting Bid £110,000

Property Type: Terraced House

Parking: Off Street

Year built: 1886

Construction materials: Stone built

Roofing type: Slate 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

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Ground Floor
Approx. 43.9 sq. metres (472.6 sq. feet)



First Floor
Approx. 43.9 sq. metres (472.6 sq. feet)



Total area: approx. 87.8 sq. metres (945.3 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | 75 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (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:

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