



## 2 bed terraced house to buy in

Sandon Street, Blackburn, Lancashire, BB2 2NS

**£74,950** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ IDEAL INVESTMENT OPPORTUNITY
- ✓ TWO BEDROOMS
- ✓ SEPARATE KITCHEN
- ✓ ENCLOSED REAR YARD
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

DEAL INVESTMENT OPPORTUNITY this two bedroom mid terraced garden fronted property situated in the Bank Top/Griffin area of Blackburn.

The property comprises of: Entrance/vestibule, two reception rooms, kitchen, two bedrooms and a bathroom.

Ground floor accommodation

Vestibule

Dimensions: 1.0m x 1.2m

External wooden door with glass panels, coving, laminate effect lino to the floor.

Hall

Dimensions: 3.0m x 1.0m

The hall comprises of internal wooden door with glass panels, ceiling light point, single radiator, coving, stairs to the first floor, laminate effect lino to the floor.

Reception Room One

Dimensions: 3.25m x 3.4m

The reception room comprises of: uPVC double glazed window, internal wooden door, ceiling light, single radiator, coving, fire surround, carpet to the floor.

Reception Room Two

Dimensions: 4.35 x x 4.4m

The reception room comprises of: uPVC double glazed window, internal wooden door, ceiling light, single radiator, understairs storage, laminate effect lino to the floor.

#### Kitchen

Dimensions: 2.41m x 2.3m

The kitchen comprises of: uPVC double glazed window, fitted with a range of base and wall units, stainless steel sink with drainer and mixer tap, gas hob & electric oven, plumbed for washing machine, ceiling light, single radiator, tiles to the floor.

#### First floor accommodation

##### Landing

Dimensions: 2.3m x 1.6m

The landing comprises of: Ceiling light, coving and carpet to the floor.

##### Bedroom one

Dimensions: 4.4m x 3.4m

The bedroom comprises of: uPVC double glazed window, internal wooden door, ceiling light, single radiator, coving, fitted wardrobes x 2, carpet to the floor.

##### Bedroom two

Dimensions: 4.0m x 3.1m

The bedroom comprises of: uPVC double glazed window, internal wooden door, ceiling light, single radiators x 2, built in wardrobe, carpet to the floor.

##### Bathroom

Dimensions: 1.9m x 1.85

The bathroom comprises of: Hand wash basin, W.C, bath with overhead shower, ceiling light, skylight window, single radiator, part tiled to the walls, tiled effect laminate to the floor.

#### Externally

This property is garden fronted and has a yard to the rear.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £74,950

Property Type: Terraced House

Parking: On Street

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: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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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