

17 Rutland Street, Blackburn, BB2 1UY

Asking price £180,000

- 3 spacious bedrooms
- 2 cosy reception rooms
- 969 sq ft of living space
- Near schools and parks
- Ideal for families
- Down stairs W/C
- Modern kitchen
- Close to local amenities
- Easy access to transport
- Viewing recommended

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Welcome to this charming terraced house, fully refurbished throughout located on Rutland Street in Blackburn. This delightful property offers a comfortable living space of 969 square feet, making it an ideal home for families or those seeking a bit more room to breathe.

As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the ground floor provides a warm and welcoming atmosphere, allowing for both relaxation and social gatherings.

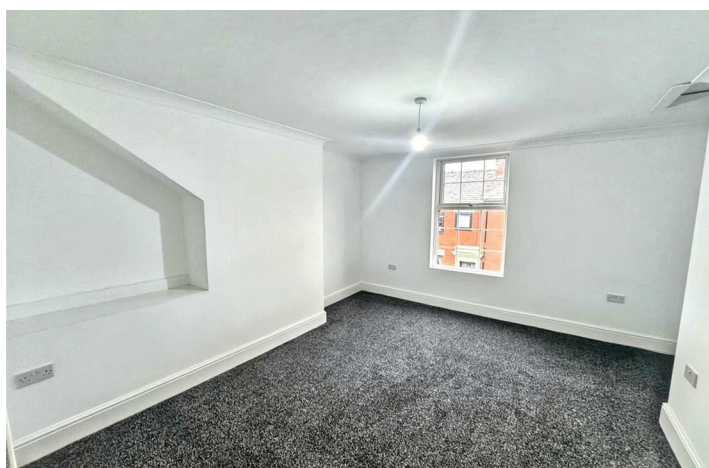
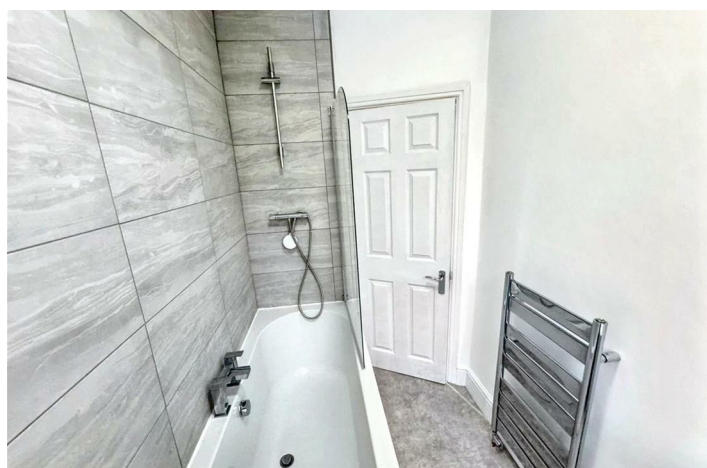
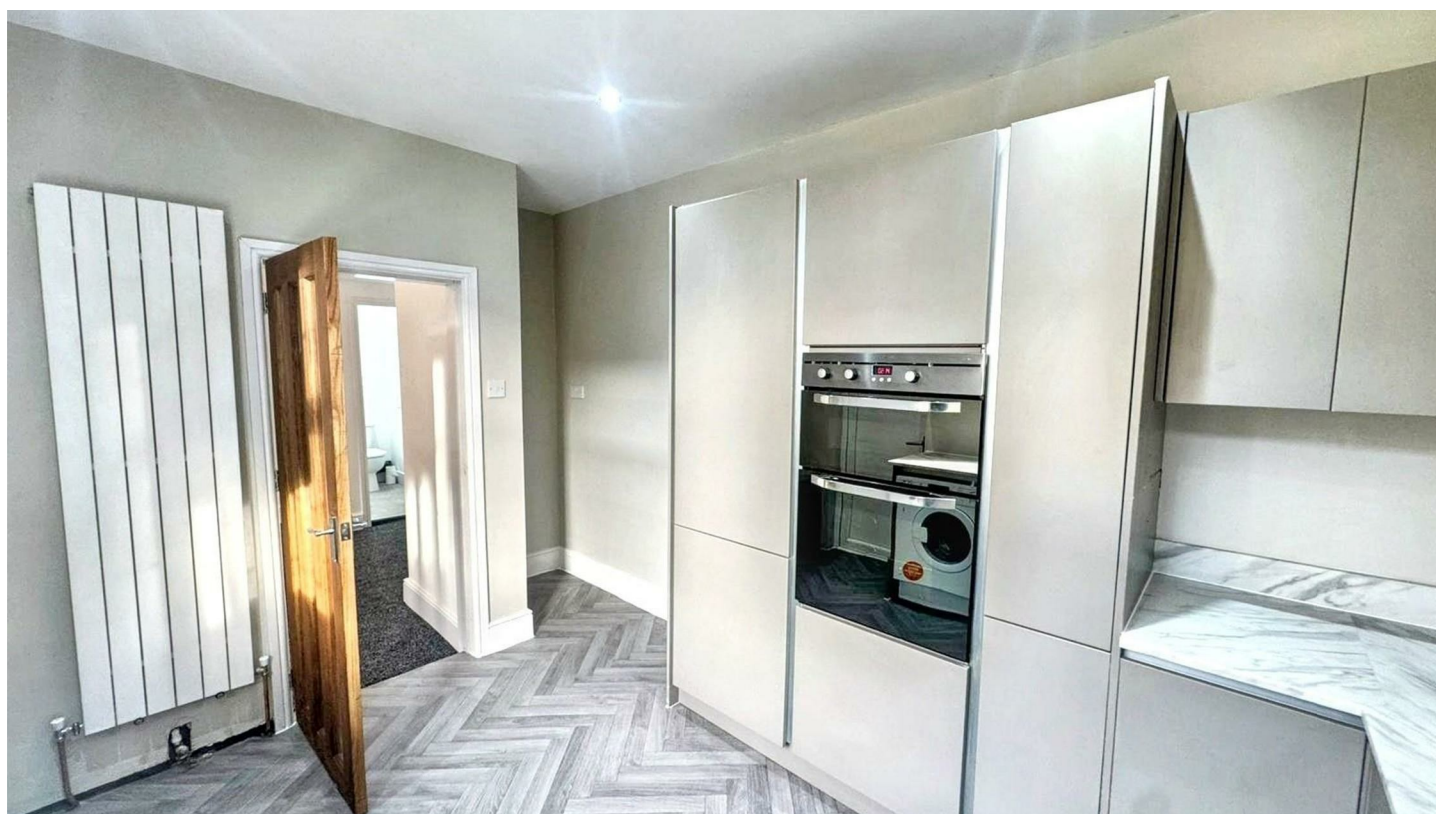
The house boasts three well-proportioned bedrooms, providing ample space for rest and privacy. Each room is designed to be a tranquil retreat, ensuring a peaceful night's sleep. Additionally, there are two bathrooms, which is a significant advantage for busy households, allowing for convenience and comfort during the morning rush.

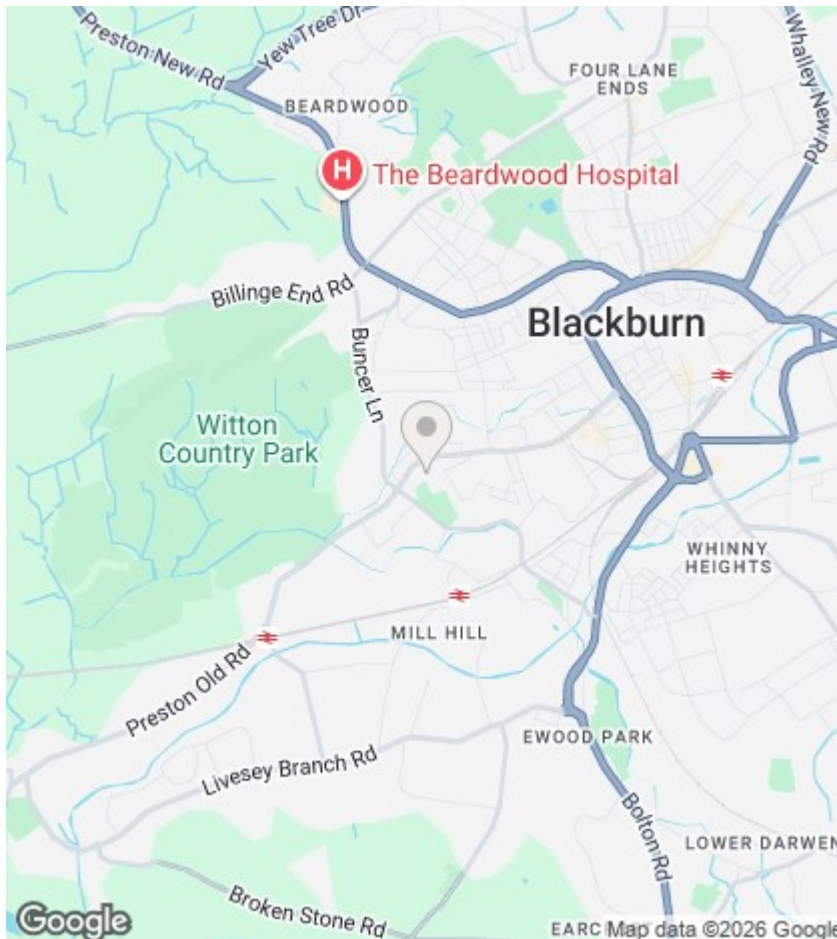
Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it a practical choice for families. The terraced design adds to the character of the home, while also providing a sense of community.

This property on Rutland Street is not just a house; it is a place where memories can be made. With its spacious rooms and convenient location, it presents a wonderful opportunity for anyone looking to settle in Blackburn. Don't miss the chance to make this lovely house your new home.



Council Tax Band: A





Directions

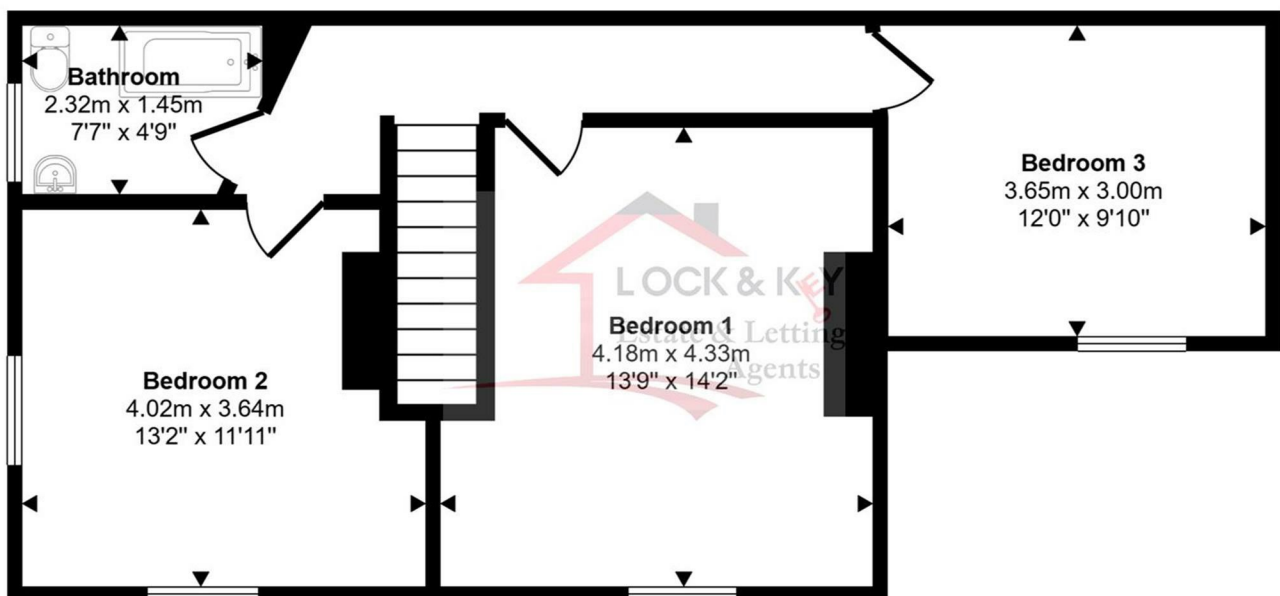
Viewings

Viewings by arrangement only. Call 01254 449034 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor

Approx 55 sq m / 590 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.