



The PERFECT PROPERTY INVESTMENT!!! Duffin's Estate Agents are delighted to bring to the SALES market this mid terrace property located on Mill Hill Street in Blackburn.

This property briefly comprises of an entrance vestibule, spacious reception room, kitchen with access to rear garden. To the first floor there is a large master bedroom and a smaller bedroom along with a three piece family bathroom suite. The property is warmed via gas central heating and double glazed windows throughout. Externally the property benefits from a low maintenance rear garden.

The house is well positioned, with easy access into Blackburn town centre and the M65. There are numerous bus routes along with local shops and amenities again within short proximity.

Viewing is highly recommended. Call the office on 01254 691352 to arrange a viewing.

**Mill Hill Street, Blackburn**  
**Offers Over £85,000**

- Mid Terraced Property
- Ideal Buy To Let
- Two Bedroom
- Family Bathroom
- Large Kitchen

- Gas Central Heating
- Double Glazing
- Rear Enclosed Garden
- On Street Parking

## Property Details



### Reception Room

3.92m (12' 10") x 4.26m (14' 0")



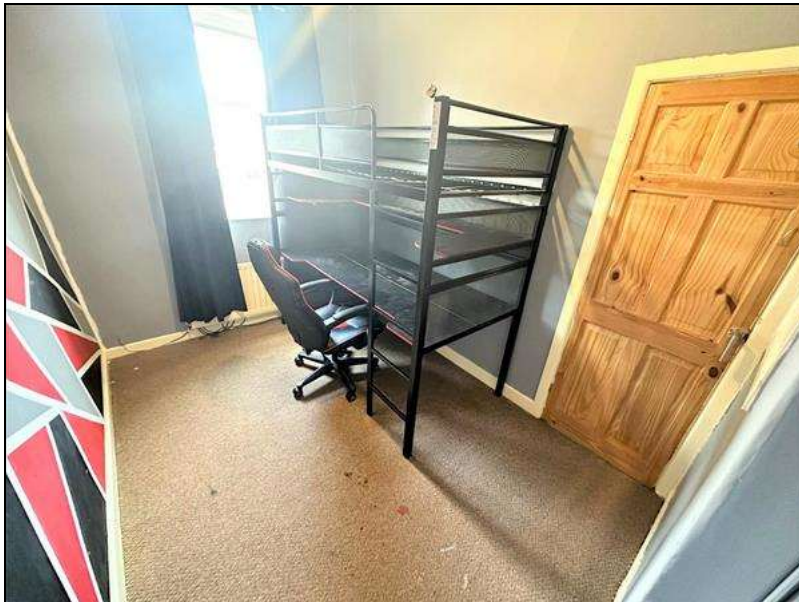
### Kitchen

4.26m (14' 0") x 3.20m (10' 6")



**Master Bedroom**

3.92m (12' 10") x 4.26m (14' 0")



**Second Bedroom**

3.37m (11' 1") x 2.28m (7' 6")

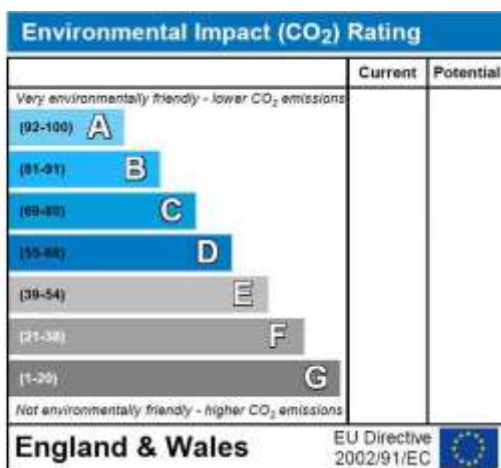
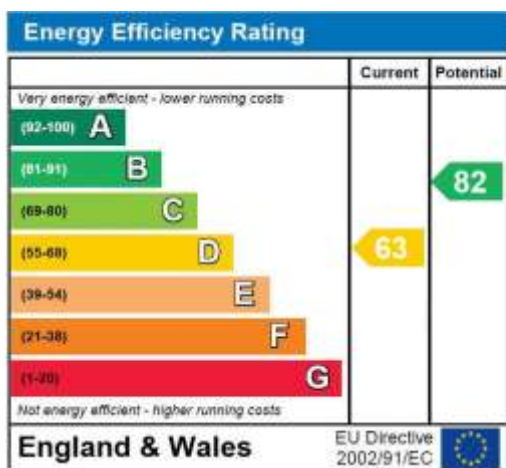




### Bathroom

1.88m (6' 2") x 2.17m (7' 1")

### Energy Performance Certificate



#### Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.