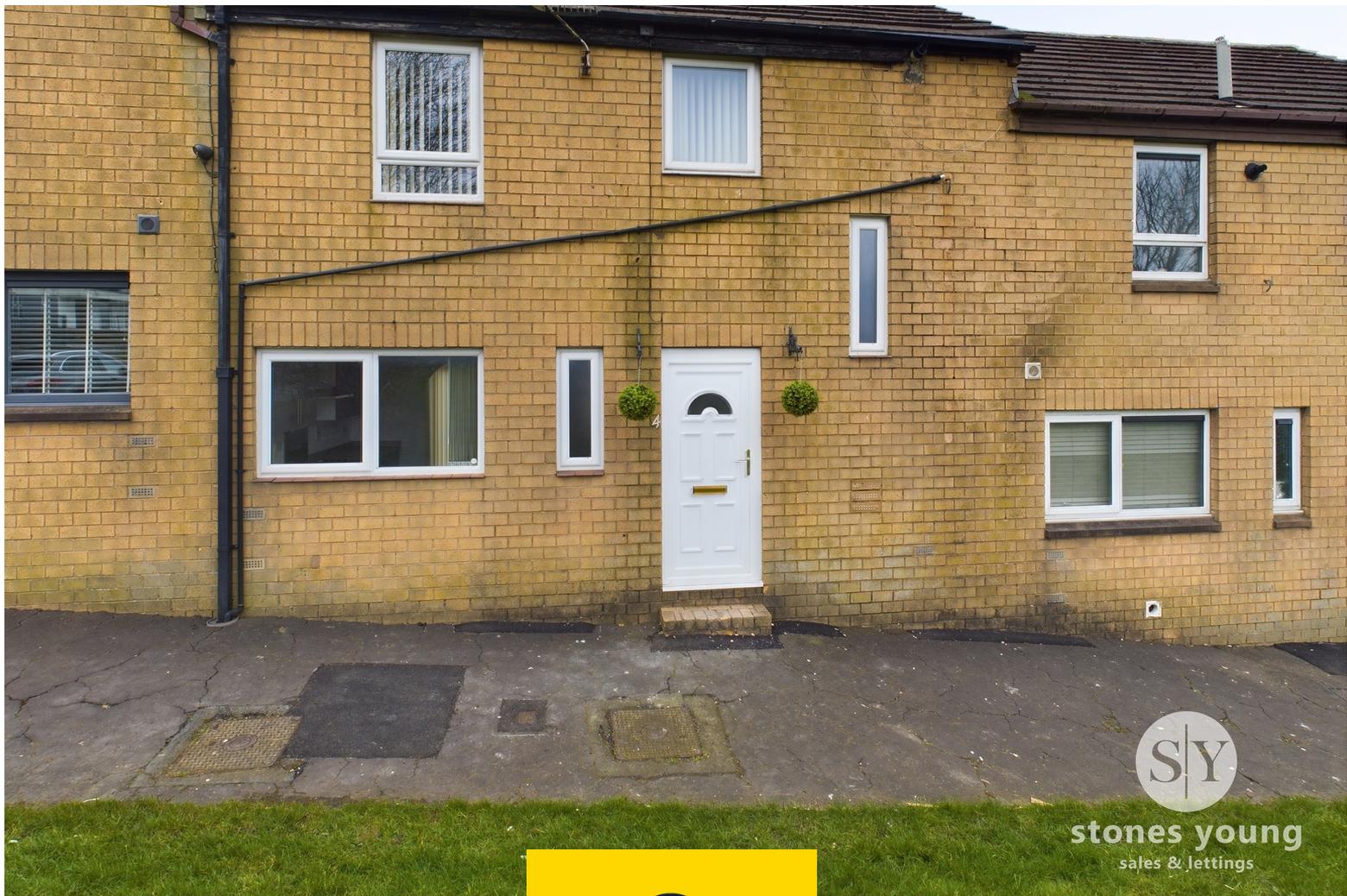


Heys Close, Blackburn, Lancashire. BB2 4PF

£109,950 Freehold

FOR SALE



stones young
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Blackburn
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PROPERTY DESCRIPTION

AN EXCITING OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS Set in the popular residential location of Livesey stands this freshly decorated and newly carpeted terraced property with spacious lounge diner and three bedrooms ensuring plenty of space for modern family living. High interest is expected for this wonderful home and so early viewing is advised.

Upon entering this well appointed property, you are greeted by an entrance hallway which leads to the light filled lounge diner with patio doors leading to the rear garden perfect for indoor outdoor entertaining. The modern kitchen provides ample storage in the kitchen in the form of base and eye level units with contrasting work surfaces which compliment the space perfectly. Completing the ground floor is a two piece wc in white. On the first floor, leading from the landing which provides access to the loft, is the master bedroom, bedroom two which is also a comfortable double, and a third good sized single bedroom. Completing the accommodation internally is the fully tiled, three piece bathroom in a neutral colour palette.

This lovely home is in a convenient spot in Livesey, within easy reach of an array of excellent amenities and transport links. Externally, this property benefits from a generous partially flagged garden which offers a well maintained outdoor space to enjoy with the family. There is also ample on street parking available. High interest is anticipated for this lovely home and so early viewing is recommended.

FEATURES

- Three Bedrooms
- No Chain Delay
- Perfect For Investors Or First Time Buyers
- Recently Renovated
- Two Reception Rooms
- Fantastic Rear Garden
- Quiet Location



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet and mat flooring, stairs to first floor, uPVC double glazed door and window, under stair storage, ceiling coving, panel radiator.

Lounge/Diner

12' 03" x 21' 07" (3.73m x 6.58m) Carpet flooring, ceiling coving, uPVC double glazed patio doors, panel radiator x 2, TV point, phone point.

Kitchen

7' 09" x 10' 04" (2.36m x 3.15m) Range of fitted wall and base units with contrasting work surfaces and upstands, stainless steel sink and drainer. Integral electric oven, hob and extractor, space for fridge freezer, plumbed for washing machine, lino flooring, ceiling coving, uPVC double glazed window.

WC

Two piece in white, lino flooring, ceiling coving, uPVC double glazed frosted window.

First Floor

Bedroom One

11' 07" x 12' 08" (3.53m x 3.86m) Double with carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

Bedroom Two

9' 08" x 12' 07" (2.95m x 3.84m) Double with carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

Bedroom Three

6' 10" x 8' 08" (2.08m x 2.64m) Single with carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

Bathroom

9' 06" x 5' 05" (2.90m x 1.65m) Three piece in white with mains fed mixer shower over bath, vanity unit housing sink, panel splash backs, ceiling coving, lino flooring, uPVC double glazed frosted window, panel radiator.



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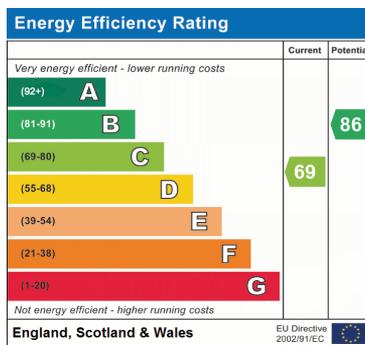


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FLOORPLAN & EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.