

Sutton Street, Blackburn, Lancashire. BB2 5ES

£130,000 Leasehold

FOR SALE



stones young
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PROPERTY DESCRIPTION

TWO BEDROOM, END-TERRACED PROPERTY IN POPULAR FENISCOWLES LOCATION Situated on a delightful position on Sutton Street stands this well appointed property offering a great standard of accommodation throughout. This would be an ideal purchase for those looking to get on to the property ladder in this highly sought after area. Early viewing is essential.

Upon entering this spacious property you are greeted by the lounge, which features neutral décor and a gas fire with marble hearth and wood surround as its focal point. The second reception room is currently being utilised as a dining room is bright and airy, with useful under stair storage. The kitchen is a fitted with wall and base units, in a modern high gloss finish, providing ample storage with space for both integral and free standing appliances. To the first floor the generous master bedroom and the second bedroom, also a double can be found. Completing this property is the family bathroom which is a four piece with a separate shower enclosure and modern tiling.

The property is warmed through gas central heating and benefits from double glazing throughout.

Occupying an enviable position on a cul-de-sac this property is set within the catchment area of highly regarded schools, and has a wide array of amenities close by. Ample on street parking is available to the front and side of the home. To the rear there is a low maintenance enclosed yard. Internal viewing is highly advised for this attractive first home.

FEATURES

- Ideal First Time Buy
- Two Double Bedrooms
- Four Piece Bathroom
- Sought After Location of Feniscowles
- Two Reception Rooms
- Neutrally Decorated Throughout
- Council Tax Band A
- Leasehold



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Composite front door, laminate flooring.

Lounge

13' 10" x 14' 3" (4.22m x 4.34m) Carpet flooring, gas fire with marble hearth and wood surround, uPVC double glazed window, panel radiator, TV point and phone point.

Second Reception/Dining Room

10' 2" x 14' 6" (3.10m x 4.42m) Carpet flooring, electric stove in feature fireplace, under stair storage, uPVC double glazed door, panel radiator, TV point.

Kitchen

14' 11" x 5' 0" (4.55m x 1.52m) Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, tiled splashbacks. Integral electric oven, hob and extractor fan, space for fridge freezer, plumbed for washing machine, lino tiled flooring, uPVC double glazed window and panel radiator.

Internal Hallway

Carpet flooring, stairs to first floor.

First Floor

Landing

Carpet flooring, uPVC double glazed window.

Bedroom One

13' 9" x 13' 11" (4.19m x 4.24m) Double with carpet flooring, uPVC double glazed window and panel radiator.

Bedroom Two

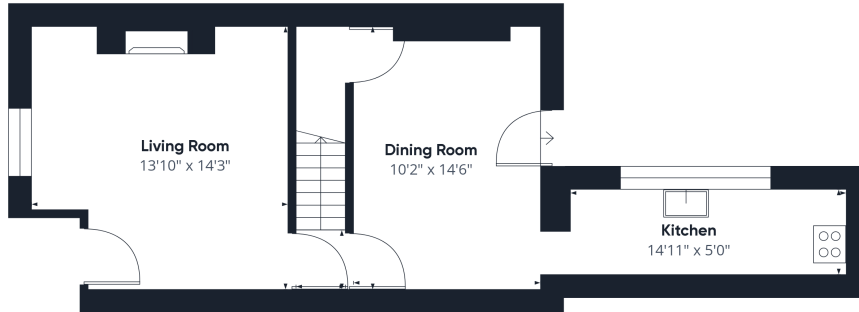
7' 3" x 8' 10" (2.21m x 2.69m) Double with carpet flooring, uPVC double glazed window and panel radiator.

Bathroom

13' 5" x 4' 6" (4.09m x 1.37m) Four piece suite including shower enclosure, ceiling spotlights, electric shower, tiled floor to ceiling, tiled floor to ceiling, uPVC double glazed frosted window.



FLOORPLAN



Floor 0



Floor 1



Approximate total area⁽¹⁾
795.99 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

