

Herbert Street, Blackburn, Lancashire. BB2 4AP

£129,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*BEAUTIFULLY RENOVATED THREE BEDROOM PROPERTY WITH NO ONWARD CHAIN!\*** Modern mid-terraced property situated in the convenient location of Mill Hill. This superb home which benefits from a newly fitted kitchen and bathroom, presents an ideal opportunity for first-time buyers, boasting a seamless purchasing process with no chain delay.

Upon entering, a welcoming hallway with storage sets the tone for this contemporary residence. The focal point of the home lies within the light-filled reception room, featuring a gas fire and French doors that open onto the charming flagged patio, seamlessly extending indoor living to the outdoors. The reception room seamlessly flows into the newly installed kitchen in a sleek high gloss finish, complemented by contrasting work surfaces and flooring, exuding style and functionality in equal measure. Ascending to the first floor, you'll find the master bedroom alongside a spacious double bedroom and a single bedroom, offering versatile living options to suit your lifestyle. Completing the internal accommodation is the newly fitted three-piece bathroom, boasting modern marble-effect tiling and vanity storage, providing a retreat for relaxation. Ensuring year-round comfort, the property benefits from gas central heating and uPVC double glazing throughout.

Positioned ideally on Herbert Street, the property is situated within walking distance to an array of amenities, enhancing convenience and everyday living. Externally, this garden fronted property benefits from on-street parking directly to the front, while the rear offers a generously sized flagged garden, providing an excellent space for outdoor enjoyment and entertainment. Early viewing is highly recommended to appreciate all that this property has to offer.

## FEATURES

- Excellent First Time Buy!
- Fully Renovated Terraced Home
- Convenient Mill Hill Location
- Three Bedrooms
- Open Plan Kitchen Living Space
- Stylish, Contemporary Kitchen
- Garden Fronted & Enclosed Rear Yard
- Close To A Wide Array Of Amenities
- On Street Parking
- Council Tax Band A



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Tiled and carpet flooring, stairs to first floor, under stair storage, panel radiator.

#### Lounge

17' 09" x 12' 04" (5.41m x 3.76m)

Carpet flooring, gas fire with marble hearth and wood surround, panel radiator, uPVC double glazed window and French doors to rear.

#### Kitchen

08' 02" x 07' 10" (2.49m x 2.39m)

Range of fitted wall and base units with contrasting work surfaces, tiled flooring, x4 ring gas hob, electric oven, extractor fan, plumbed for washing machine, space for fridge freezer, ceiling spotlights, sink and drainer, uPVC double glazed window.

### First Floor

#### Master Bedroom

11' 05" x 09' 01" (3.48m x 2.77m)

Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

#### Bedroom Two

11' 03" x 08' 01" (3.43m x 2.46m)

Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

#### Bedroom Three

07' 04" x 05' 11" (2.24m x 1.80m)

Single bedroom with carpet flooring, panel radiator, uPVC double glazed window.

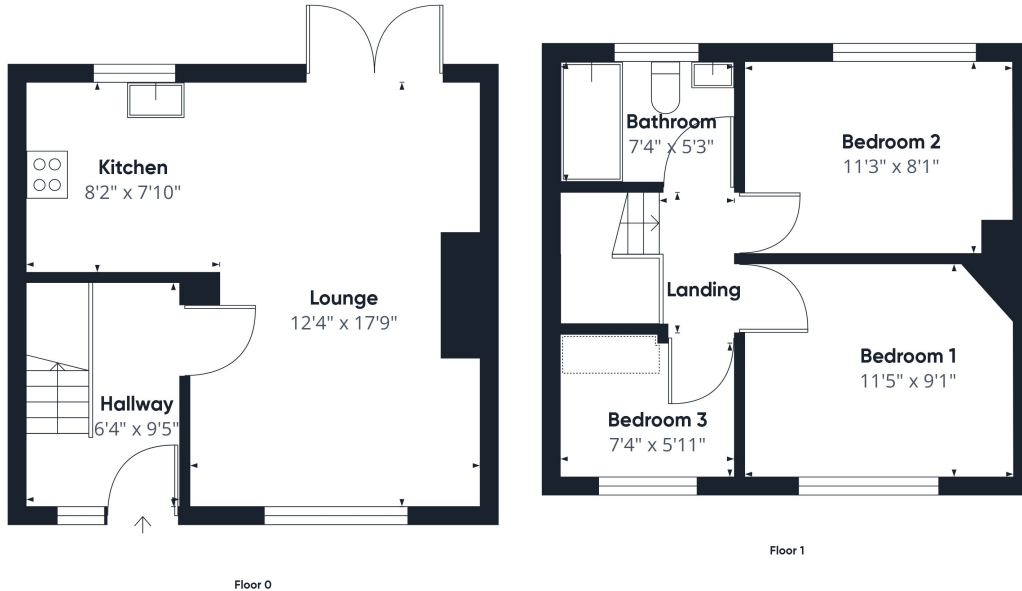
#### Bathroom

07' 04" x 05' 03" (2.24m x 1.60m)

Tiled flooring, three piece in white with mains fed shower over bath, built in vanity storage, ceiling spotlights, heated towel radiator, frosted uPVC double glazed window.



# FLOORPLAN & EPC

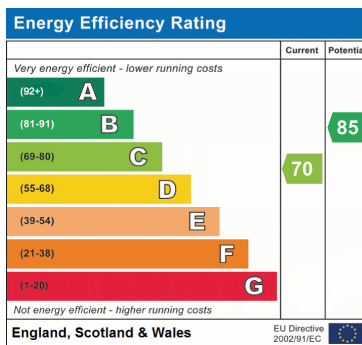


Approximate total area<sup>(1)</sup>  
627.84 ft<sup>2</sup>

(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.

