

Royshaw Avenue, Blackburn, Lancashire. BB1 8RJ

£130,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

DELIGHTFUL TWO BEDROOM, SEMI DETACHED BUNGALOW IN DESIRABLE PLECKGATE LOCATION! Occupying an enviable plot on Royslaw Avenue stands this well appointed true bungalow, which is presented to the market with no chain delay. Boasting admirable gardens, a garage and driveway parking, this charming property will make a wonderful home. Early viewing is essential.

This attractive property benefits from a freehold tenure and briefly comprises an entrance vestibule which leads to a spacious lounge with a large bay window, filling the room with plenty of natural light. The kitchen features base and eye level units, with contrasting work surfaces and vintage tiling, with space for under counter and free standing appliances. Through the inner hallway, where the partly boarded loft is accessible, is the endearing master bedroom, benefitting from fitted wardrobes ensuring the space is utilised perfectly. In addition to this is bedroom two which enjoys views over the wonderful rear garden, and the three piece family bathroom suite with a shower over the bath. The property is warmed via storage heaters and benefits from double glazing throughout.

Set in the favourable location of Pleckgate, this property is within close proximity to great schools, amenities and transport links. This appealing property boasts a beautifully maintained, laid to lawn garden to the front, along with driveway parking suitable for up to three cars. Additional on street parking is also fully available. To the rear, there is a single, detached garage, along with a good sized garden with a flagged patio and various areas of bedding plants, creating the perfect area for spending time outdoors.

This lovely property presents an exciting opportunity to put your own stamp on the home through modernisation. Due to the coveted location and accommodation on offer, this property is expected to be popular and so early viewing is highly advised.

FEATURES

- No chain delay
- Envidable Pleckgate location
- Charming semi-detached bungalow
- Well appointed accommodation
- Two double bedrooms
- Council Tax Band B
- Driveway parking for up to three cars
- Delightful front and rear gardens
- Single detached garage
- Freehold



ROOM DESCRIPTIONS

Ground floor

Vestibule

Carpet flooring, double glazed upvc front door, cupboard housing meters.

Lounge

14' 09" x 10' 02" (4.50m x 3.10m)

Carpet flooring, tiled fireplace, gas fire double glazed upvc window, panel radiator, TV point.

Kitchen

10' 02" x 5' 09" (3.10m x 1.75m)

Range of fitted wall and base units with contrasting work surfaces, carpet tiles, stainless steel sink and drainer, tiled splash backs, space for electric cooker, space for fridge freezer, plumbed for washing machine, double glazed upvc window and door.

Inner hallway

Carpet flooring, loft access with ladder, partially boarded and light.

Bedroom one

12' 09" x 8' 01" (3.89m x 2.46m)

Carpet flooring, fitted wardrobes, storage cupboard, storage heater.

Bedroom two

8' 10" x 8' 00" (2.69m x 2.44m)

Carpet flooring, double glazed upvc window, storage heater.

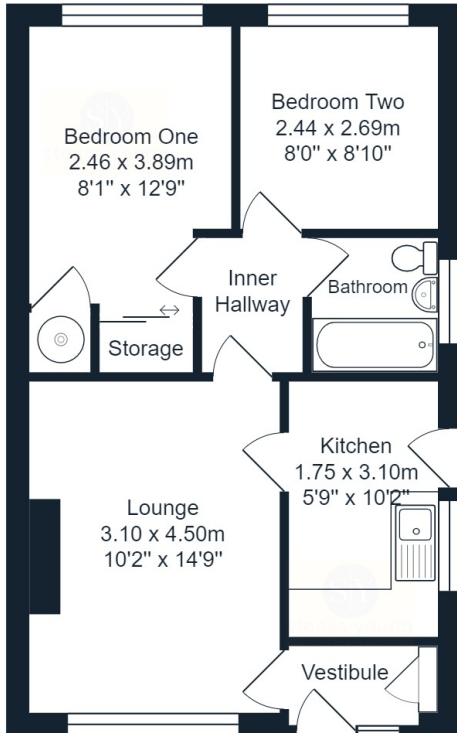
Bathroom

5' 08" x 5' 02" (1.73m x 1.57m)

Three piece suite, carpet flooring, tiled floor to ceiling, electric shower over bath, double glazed frosted window.



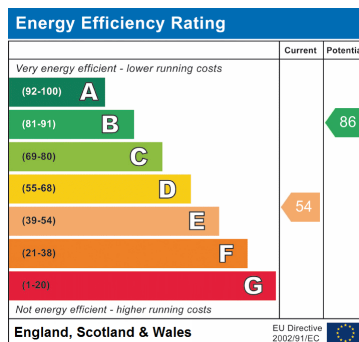
FLOORPLAN & EPC



Royshaw Avenue, Blackburn

Total Area: 47.2 m² ... 508 ft²

All measurements are approximate and for display purposes only.



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.

