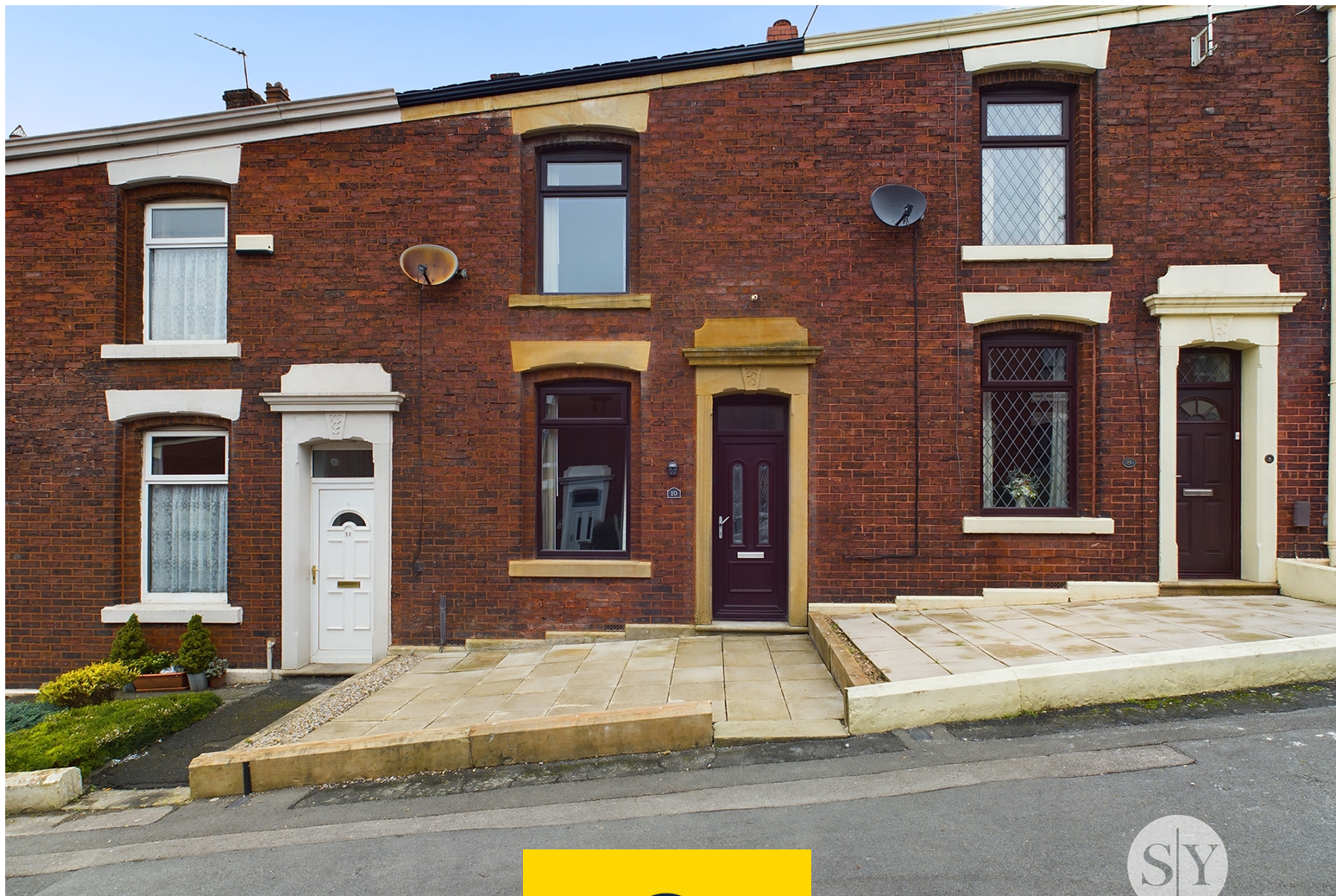


Malvern Avenue, Blackburn, Lancashire. BB2 3NA

£110,000 Freehold

FOR SALE



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Blackburn
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

EXCITING OPPORTUNITY FOR FIRST TIME BUYERS IN A HIGHLY POPULAR RESIDENTIAL LOCATION! Set in a convenient position on Malvern Avenue in the Infirmary area stands this well appointed, garden fronted two bedroom property located within a short walk from local schools and amenities. This mid terraced home offers a great standard of accommodation throughout having been renovated immaculately then tastefully decorated, making it the ideal first time home or low maintenance investment

This delightful property benefits from a freehold tenure and briefly comprises an entrance vestibule leading to the charming lounge and open plan living kitchen area separately. The front lounge presents itself as a versatile space to be used as a snug, playroom, office or dining room. The back living space flows beautifully in to the kitchen where you'll find a stunning vaulted ceiling, ample storage in the form of base and eye level units in a light wood effect finish while allowing plenty of space for appliances. On the first floor you'll find the sizeable master bedroom which offers a great space and fully fitted wardrobes making the most of the vast space on offer. Bedroom two is a good size with the potential to make it another double room. Alternatively, there is a good sized landing which has the potential to host stairs and convert the boarded attic into another double bedroom. Completing the internal accommodation is the three piece bathroom suite. The property is warmed through gas central heating and benefits from uPVC double glazing throughout.

Externally, on street parking is readily available in this quiet residential location. To the rear, a nice sized yard allows the opportunity to host barbecue's and friends or the opportunity for decent storage.

FEATURES

- Two Reception Rooms
- Fully Renovated Throughout
- Boarded Loft with Power and Lighting
- Not on a Water Meter
- Stunning Decor and Finish
- Double Glazed and Gas Central Heating
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Mat flooring, meter cupboard

Hallway

Laminate flooring, ceiling spotlights

Lounge

13' 03" x 08' 11" (4.04m x 2.72m)

Laminate flooring, uPVC double glazed window, panel radiator, TV point, phone point

Living Room

12' 02" x 16' 06" (3.71m x 5.03m)

Laminate flooring, under stairs storage, uPVC double glazed French doors to rear garden, TV point

Kitchen

09' 04" x 06' 09" (2.84m x 2.06m)

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, electric cooker with gas hob, extractor fan, space for fridge freezer, space for tumble dryer, space for washing machine, tiled flooring, tiled splashbacks

First Floor

Landing

Carpet flooring, storage cupboard ceiling spotlights

Bedroom 1

13' 04" x 12' 01" (4.06m x 3.68m)

Carpet flooring, fitted wardrobe, uPVC double glazed window, panel radiator

Bedroom 2

08' 06" x 07' 07" (2.59m x 2.31m)

Carpet flooring, uPVC double glazed window, panel radiator

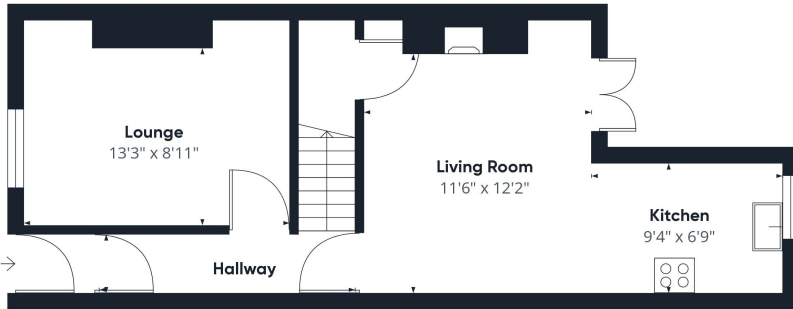
Bathroom

08' 05" x 04' 08" (2.57m x 1.42m)

Three piece suite in white, bath, WC, sink, half tiled walls, storage cupboard housing boiler, vinyl flooring



FLOORPLAN & EPC



Floor 0



Floor 1

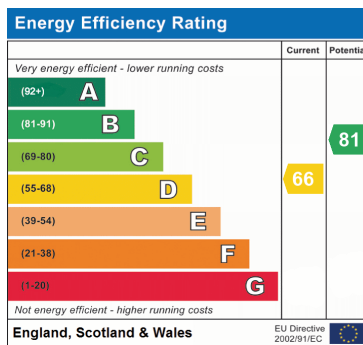


Approximate total area[†]
769.29 ft²

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.

