

Cornelian Street, Blackburn, Lancashire. BB1 9QL

£109,950 Freehold

FOR SALE



stones young
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Blackburn
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PROPERTY DESCRIPTION

TWO BEDROOM SEMI-DETACHED PROPERTY IN ROE LEE WITH NO ONWARD CHAIN! Presenting a fantastic opportunity to own a well-appointed property, situated on Cornelian Street. Boasting delightful gardens this property invites you to add your personal touch internally. Early viewing is highly advised.

Upon entering, you are greeted by an inviting hallway with stairs leading to the first floor. The bright lounge featuring a captivating gas fire, offers serene views of the garden through the expansive window. Adjacent to the lounge is the fitted kitchen, equipped with both base and eye-level units, complemented by contrasting work surfaces. With ample space for under-counter appliances and convenient access to the rear garden. Ascending to the first floor, you'll find the master bedroom alongside a generously proportioned single bedroom. The three-piece bathroom in white completes the internal layout. The property benefits from gas central heating and uPVC double glazed windows throughout and is situated within walking distance of a diverse range of amenities including a post office, beauty salons, Tesco Express, and convenience stores.

Externally, the property boasts a charming front garden, featuring a flagged patio and a well-maintained lawn area, perfect for outdoor relaxation and entertaining. A path along the side of the home leads to the rear garden, which offers a split-level layout bordered by mature hedges. On-street parking is readily available to the front of the property, adding to the convenience of everyday living. Early viewing is highly advised.

FEATURES

- Popular Roe Lee Location
- Excellent First Time Buy
- Two Bedrooms
- No Chain Delay!
- Wonderful Front & Rear Gardens
- On Street Parking Available
- Within Walking Distance to Excellent Amenities
- Freehold
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, stairs to first floor.

Lounge

Carpet flooring, gas fire with hearth and surround, panel radiator, TV point, uPVC double glazed window x 2.

Kitchen

Range of fitted wall and base units with contrasting work surfaces, laminate flooring, stainless steel sink and drainer, tiled splashback, space for gas cooker, space for fridge freezer, plumbed for washing machine, space for tumble dryer, under stair storage, panel radiator, uPVC double glazed window x 2 and door.

First Floor

Bedroom 1

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

Bedroom Two

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

Bathroom

Carpet flooring, three piece in white with electric shower over the bath, tiled splashback, radiator, frosted uPVC double glazed window.



FLOORPLAN & EPC

Floor 0

- Hallway: 3'10" x 4'1"
- Kitchen: 7'10" x 14'10"
- Living Room: 11'4" x 14'10"

Floor 1

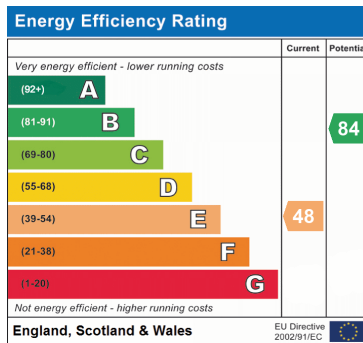
- Bedroom 1: 11'5" x 14'11"
- Bedroom 2: 11'0" x 7'4"
- Bathroom: 5'2" x 7'2"
- Landing: 5'5" x 7'2"

Approximate total area⁽¹⁾
657.31 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.