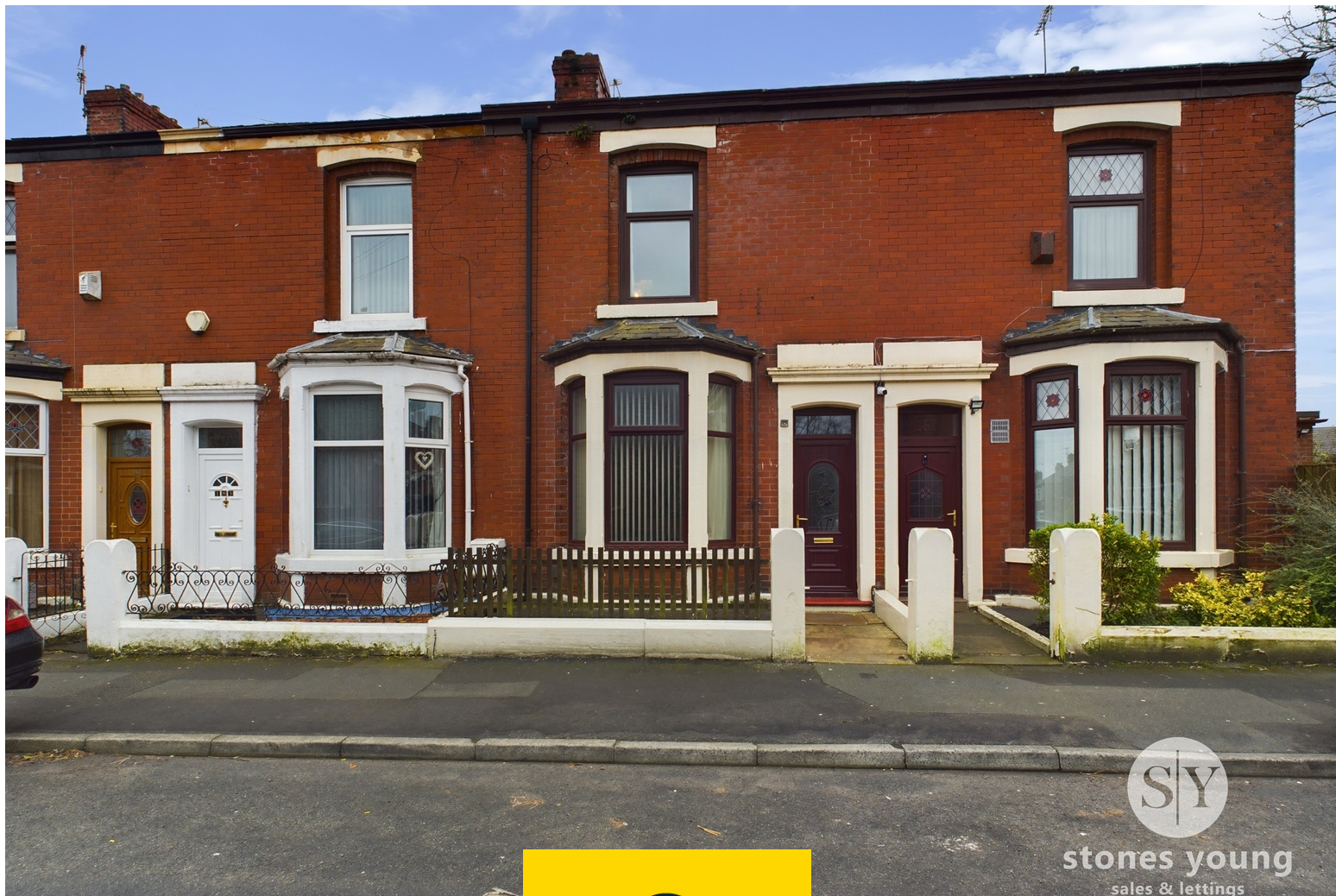


St Aidans Avenue, Blackburn, Lancashire. BB2 4EA

£114,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE! An ideal investment opportunity and a perfect choice for a starter family home. This residence is in excellent condition, meticulously maintained to offer a comfortable and inviting living space for its future owners.

Situated in a popular area the property boasts a convenient location that combines peaceful surroundings with easy access to essential amenities. The well-maintained exterior, featuring a welcoming facade and a neatly landscaped frontage, sets the tone for the quality found within. Upon entering, you'll be greeted by a warm and inviting atmosphere. The spacious living area provides a versatile space for relaxation and entertainment, while large windows allow natural light to illuminate the interior along with a good sized second reception room. The modern kitchen is well-equipped, offering both functionality and style, creating an ideal space for culinary endeavors.

The three well-appointed bedrooms are generously sized, providing ample room for family members or guests. The property also includes a family bathroom, completing the living quarters with comfort and convenience in mind. One of the standout features of this property is its suitability for investment, presenting an excellent opportunity for potential buyers looking to expand their property portfolio. Additionally, the absence of a chain delay ensures a smooth and efficient transaction process, making it an even more appealing prospect.

FEATURES

- Three Bedroom
- Two Reception Rooms
- Perfect Starter Home Or Investment Property
- Council Tax Band A
- Combi Boiler 2 Years Old
- Freehold Tenure
- No Chain Delay



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet mat, double glazed upvc front door.

Hallway

Carpet flooring, ceiling coving, stairs to first floor.

Lounge

12' 03" x 10' 10" (3.73m x 3.30m)

Carpet flooring, ceiling coving, double glazed upvc window, panel radiator, TV point.

Second Reception Room

12' 10" x 14' 03" (3.91m x 4.34m)

Carpet flooring, electric fire, under stairs storage, double glazed upvc window, panel radiator, TV point.

Kitchen

9' 09" x 7' 08" (2.97m x 2.34m)

Range of fitted wall and base units with contrasting work surfaces, tiled laminate flooring, x4 ring gas hob, electric hob, tiled splash backs, extractor fan, stainless steel sink and drainer, plumbed for washing machine, space for under counter appliances, double glazed upvc window and door.

First Floor

Landing

Carpet flooring,

Bedroom One

9' 03" x 13' 03" (2.82m x 4.04m)

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

Bedroom Two

12' 01" x 6' 01" (3.68m x 1.85m)

Double bedroom with carpet flooring. wall mounted combi boiler, double glazed upvc window, panel radiator.

Bedroom Three

9' 04" x 8' 03" (2.84m x 2.51m)

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

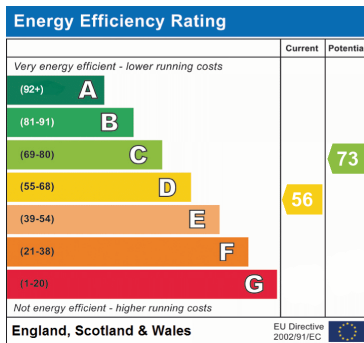
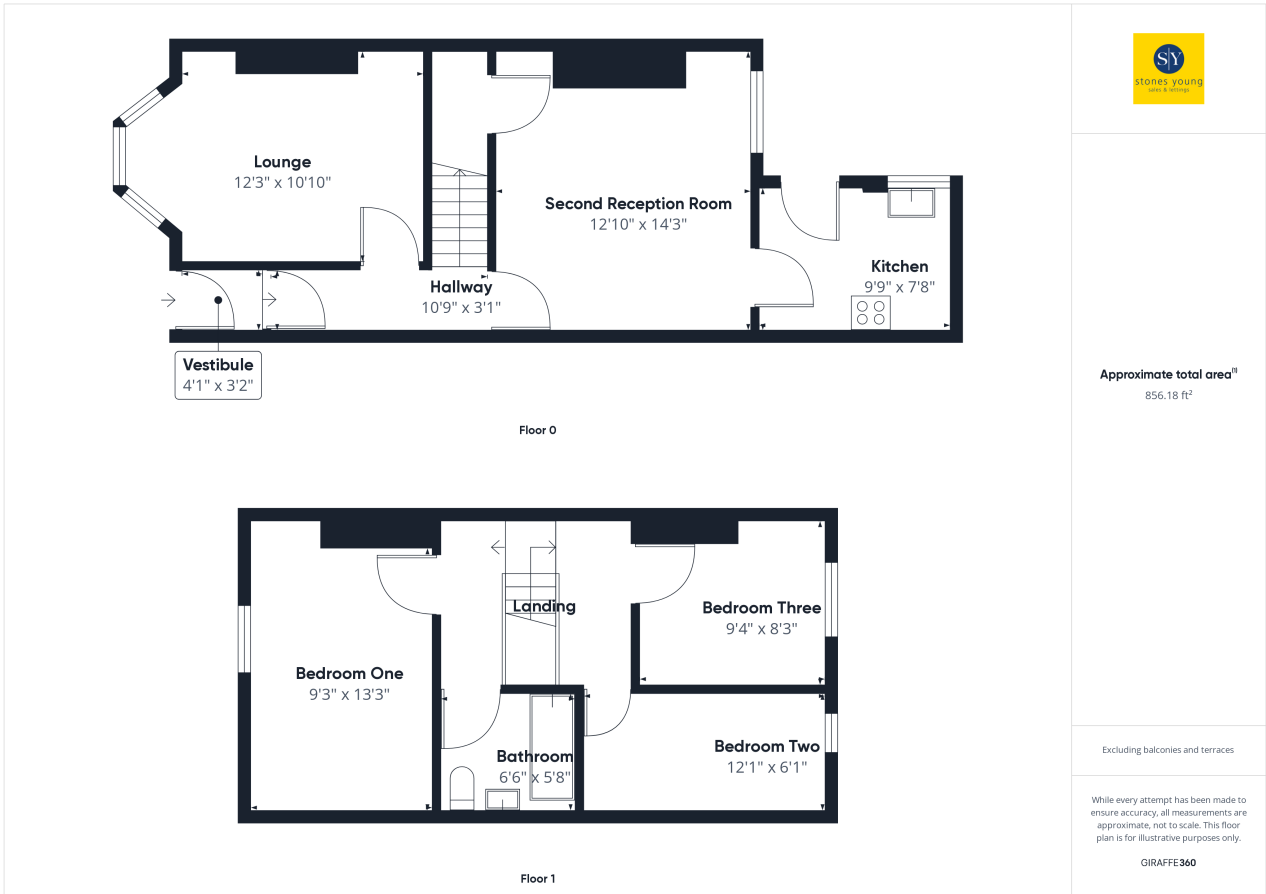
Bathroom

6' 06" x 5' 08" (1.98m x 1.73m)

Tiled flooring, three piece in white with shower over bath, tiled splash backs, panel radiator.



FLOORPLAN & EPC



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.