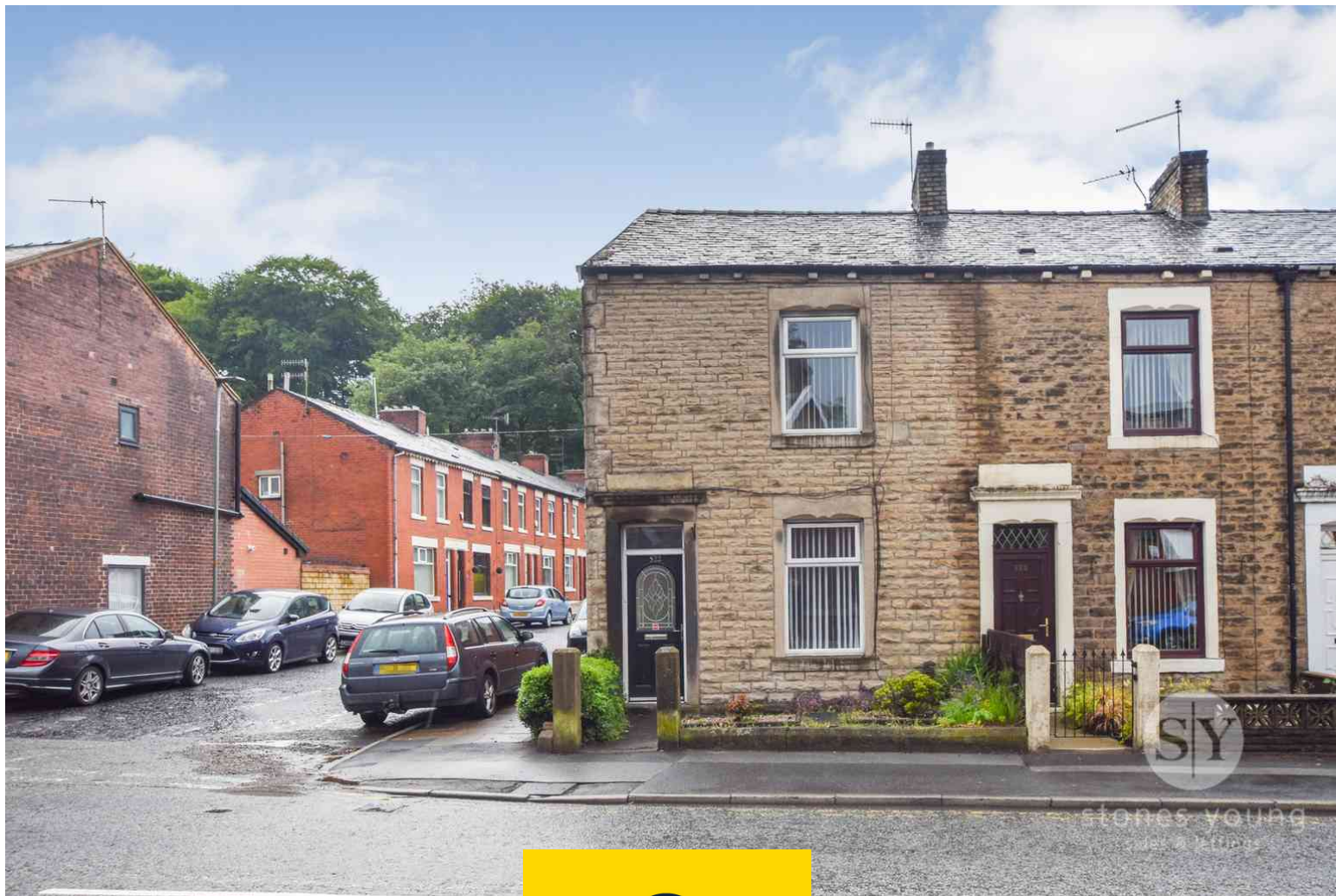


**Bolton Road, Blackburn, Lancashire. BB2 4JT**

**£95,000 Freehold**

**FOR SALE**



**stones young**  
sales & lettings

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

01254 682 470  
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## PROPERTY DESCRIPTION

**\*EXCELLENT INVESTMENT OPPORTUNITY OR FIRST TIME BUY IN THE POPULAR LOCATION OF EWOOD!\*** Set in this convenient area, close to Blackburn town centre, stands this well appointed three bedroom terraced property, presented to the market with no chain delay! This is ideal for an investment purchase as the expected rental income is £650pcm. High interest is expected and so early viewing is highly advised

The property comprises of an entrance vestibule opening up into the lounge which has space for an electric fire. The kitchen was replaced just over two years ago and boasts plenty of space in the form of base and eye level units in a grey gloss finish accompanied by an arrange of appliances including oven, hob, extractor fan leaving space for washing machine and fridge freezer. On the first floor off the landing you will find three double bedrooms along with a three piece shower room in white. The property is heated via gas central heating and is fully double glazed throughout.

Ewood is a popular residential location due to the excellent array of amenities close by, as well as being situated within easy reach of Blackburn and Darwen town centre. This garden fronted property benefits from on street parking. To the rear there is an enclosed yard, presenting a great space to entertain outdoors. This property offers an exceptional opportunity to get on the property ladder, or for an investor looking to achieve a rental income of £650pcm. Early viewing is simply essential.

## FEATURES

- No Chain Delay
- Popular Location of Ewood
- Generous Modern Kitchen
- Three Bedroom Terraced Property
- Exciting Opportunity To Get On The Property Ladder
- Potential Rental Income of £650pcm
- Close To Local Shops & Amenities
- Freehold Tenure
- Council Tax Band A



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Concrete flooring, composite front door.

#### Lounge

15' 09" x 13' 03" (4.80m x 4.04m)

Carpet flooring, space for electric fire, double glazed upvc window, panel radiator.

#### Kitchen

15' 09" x 11' 09" (4.80m x 3.58m)

Range of fitted wall and base units with contrasting work surfaces, tiled flooring, ceiling spot lights, electric oven, x4 ring gas hob, extractor fan, integrated dishwasher, plumbed for washing machine space for fridge freezer, under stairs storage, double glazed upvc window, and door to the rear garden, panel radiator.

### First Floor

#### Landing

Carpet flooring.

#### Bedroom One

11' 11" x 10' 02" (3.63m x 3.10m)

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

#### Bedroom Two

15' 10" x 6' 05" (4.83m x 1.96m)

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

#### Bedroom Three

10' 01" x 6' 05" (3.07m x 1.96m)

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

### Bathroom

8' 08" x 5' 05" (2.64m x 1.65m)

Vinyl flooring, three piece in white with mains fed shower, vanity unit, ceiling spot lights, heated towel radiator, frosted double glazed upvc window.

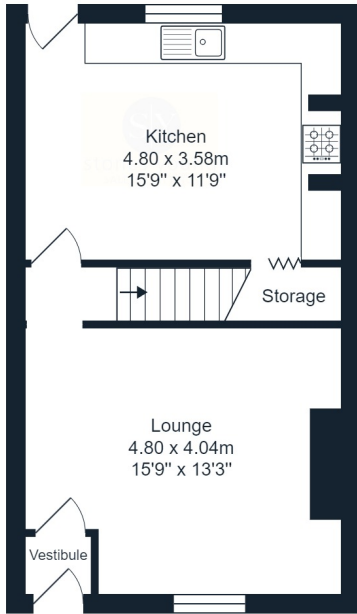


# FLOORPLAN & EPC

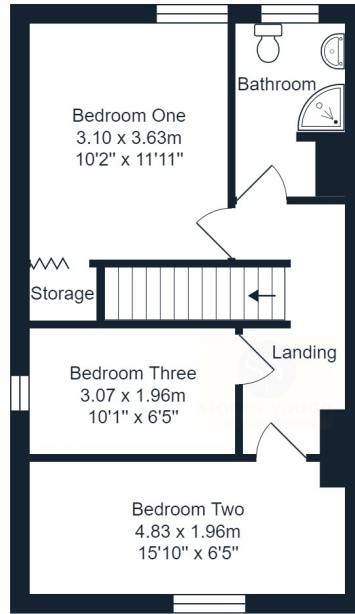
## Bolton Road, Blackburn

Total Area: 84.1 m<sup>2</sup> ... 905 ft<sup>2</sup>

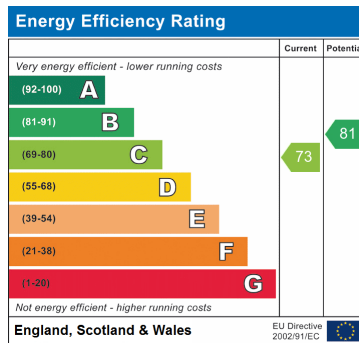
All measurements are approximate and for display purposes only.



GROUND FLOOR



FIRST FLOOR



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.

