

**Dukes Brow, Blackburn, Lancashire. BB2 6DH**

**£90,000 Freehold**

**UNDER OFFER**



**stones young**  
sales & lettings

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## PROPERTY DESCRIPTION

\*A STONE BUILT COTTAGE BUILT IN 1792\* Set in this popular residential area of Revidge stands this well appointed two bedroom cottage offering ample living space and tucked away in a quiet courtyard. The property is perfectly suited to a first time buyer, investment purchased or small family looking to put their own stamp on it.

The property opens up into the lounge which has a beautiful gas fire, the kitchen is fitted with base units complemented with black work surfaces and space for freestanding appliances. On the first floor there is a generous sized master bedroom with a fitted storage cupboard along with a good sized single bedroom. Completing the property is the three piece family bathroom suite in white which was replaced four years ago. The property has also had a new roof installed three years ago.

Externally the property benefits from on the road parking along with an excellent sized rear garden which has a patio area providing a wonderful space to enjoy the outdoors. Revidge is a popular area close to transport links and places of worship!

## FEATURES

- No Chain Delay
- Charming Two Bedroom Cottage
- Sought After Revidge Location
- Two Bedrooms
- In A Secluded Position
- Stunning Rear Garden
- Potential Rental Income of £550pcm
- Freehold Tenure
- Council Tax Band A; Not on a water meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

13' 04" x 14' 01" (4.06m x 4.29m)

Laminate flooring, cupboard housing meter, gas fire, wooden front door, double glazed upvc window, panel radiator, TV point.

#### Kitchen

14' 00" x 11' 00" (4.27m x 3.35m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, stainless steel sink and drainer, x5 ring has cooker, plumbed for washing machine, space for fridge freezer, extractor fan, stairs to first floor, panel radiator, double glazed upvc window and door to the rear garden.

### First Floor

#### Landing

Carpet flooring, storage cupboard, loft access.

#### Bedroom One

13' 06" x 8' 10" (4.11m x 2.69m)

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

#### Bedroom Two

8' 09" x 7' 08" (2.67m x 2.34m)

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

#### Bathroom

9' 11" x 6' 00" (3.02m x 1.83m)

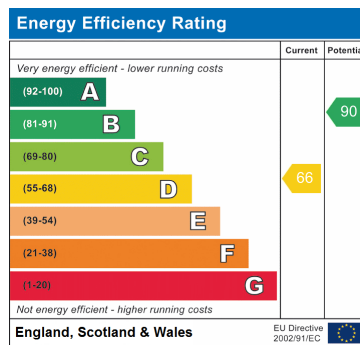
Laminate flooring, three piece in white with mains fed shower over bath, tiled splash backs, cupboard housing boiler, panel radiator, double glazed upvc window.







# 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.