

Bedford Street, Blackburn, Lancashire. BB2 4EU

£75,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

EXCELLENT INVESTMENT OPPORTUNITY! THREE DOUBLE BEDROOM END TERRACED PROPERTY, SOLD WITH SITTING TENANT! Set in the popular residential location of Mill Hill stands this deceptively spacious and well appointed property, presented to the market with no chain. High interest is expected and so early viewing is essential!

This fantastic property benefits from a freehold tenure and briefly comprises an entrance vestibule and hallway with stairs leading to the first floor. The 17ft lounge featuring beautiful tones of blue and a wonderful wood surround. The second reception room presents a great space for a dining table and has a feature fire surround as the focal point. The kitchen benefits from ample storage in the form of base and eye level units with contrasting work surfaces and space for under counter and free standing appliances. There is also space for a dining table ensuring this is a great entertaining space. On the first floor, leading from the landing which provides access to the loft, is the spacious master bedroom, two further double bedrooms and the good sized, three piece family bathroom suite in white with an electric shower over the bath.

Mill Hill is an increasingly popular area due to the excellent array of amenities on your doorstep including convenience stores, pharmacy, post office and beauty salons as well as being just a few minutes drive to Blackburn town centre. On street parking is fully available directly outside the property and there are low maintenance gardens to the side and rear. The current tenants have lived in the property for 19 years.

Early viewing is highly advised as this is an opportunity not to be missed.

FEATURES

- Deceptively spacious end terraced property
- Popular residential area of Mill Hill
- Sold with a sitting tenant
- Two reception rooms
- Three bedrooms
- Gardens to side and rear
- On street parking available
- No chain delay
- Freehold tenure
- Council Tax band A



ROOM DESCRIPTIONS

Ground floor

Vestibule

Carpet mat, wooden front door.

Hallway

Laminate flooring, wood panelling, stairs to first floor, double glazed uPVC window, panel radiator.

Lounge

17' 11" x 13' 06" (5.46m x 4.11m) Carpet flooring, ceiling coving, feature fire with wood surround, panel radiator, TV point, double glazed uPVC window.

Dining Room

13' 09" x 12' 06" (4.19m x 3.81m) Laminate flooring, ceiling coving, feature fire surround, panel radiator, uPVC double glazed window.

Kitchen Diner

13' 05" x 10' 00" (4.09m x 3.05m) Range of fitted wall and base units and contrasting work surfaces, tiled effect laminate flooring, tiled splashback, sink and drainer, plumbed for washing machine, gas cooker, space for fridge freezer, wall mounted boiler, wall mounted boiler, space for dining table, panel radiator, double glazed uPVC window and wood door to rear garden.

First floor

Landing

Carpet flooring, loft access, double glazed uPVC window.

Bedroom one

16' 02" x 13' 05" (4.93m x 4.09m) Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom two

12' 00" x 9' 06" (3.66m x 2.90m) Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom three

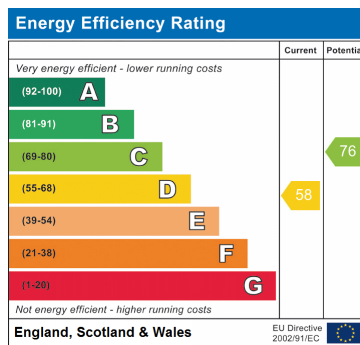
14' 01" x 9' 06" (4.29m x 2.90m) Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

11' 05" x 5' 11" (3.48m x 1.80m) Vinyl flooring, three piece in white, tiled splashback, electric shower over the bath.



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.