

22 Abbotsford Avenue, Blackburn, Lancashire. BB2 3LZ

£99,950 Freehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE! Set in the popular residential location of Infirmery, this wonderfully appointed, two bedroom mid terraced property. Situated in within close proximity to the excellent array of amenities this area has to offer. Boasting a great stand of accommodation, this property provides the perfect opportunity for investors and first time buyers alike!

Upon entering the property you are greeted by the brief entrance vestibule which leads into the hallway which provides access to the open plan living and dining area with a brand new multifuel burner, tastefully decorated presenting an ideal space to relax with plenty of room for furniture. Completing the ground floor is the kitchen with ample storage and space for appliances. On the first floor leading from the landing is the spacious master bedroom benefitting from fitted wardrobes to maximise the space provided. The second bedroom comfortably fit single with room for storage. The final room is the four piece family bathroom in white. The property is warmed through gas central heating and benefits from double glazing throughout.

Externally the property boasts a low maintenance front garden and at the front and enclosed rear yard. Situated within a friendly neighbourhood, within close proximity to great amenities, transport & motorway links. We are expecting a high amount of interest on this property so early viewing is simply essential!

FEATURES

- Spacious Mid Terrace
- No Chain Delay
- Not on a Water Meter
- Stunning Decor and Finish
- Open Plan Lounge & Dining Room
- Council Tax Band A
- Potential rent of £675pcm (8.1% yield)



ROOM DESCRIPTIONS

Ground Floor

Hallway

lamine flooring, stairs to first floor.

Lounge

12' 8" x 10' 4" (3.86m x 3.15m)

Carpet flooring, fitted blinds, multifuel stove with slab hearth, panel radiators, TV point, uPVC double glazed window.

Dinning Room

16' 0" x 10' 11" (4.88m x 3.33m)

Carpet flooring, under stairs storage, panel radiator, uPVC double glazed french doors.

Kitchen

14' 11" x 6' 10" (4.55m x 2.08m)

Range of fitted wall and base units and contrasting work surfaces, one and a half stainless steel sink and drainer, space for cooker with gas connection, tiled flooring, tiled splashbacks, space for fridge freezer, space for washing machine, space for tumble dryer, uPVC double glazed window.

First floor

Landing

Carpet flooring, storage cupboard housing boiler, panel radiator, uPVC frosted double glazed window.

Bedroom 1

13' 0" x 14' 4" (3.96m x 4.37m)

Double bedroom, carpet flooring, varnished floorboards, fitted wardrobes, fitted blinds, TV point, uPVC double glazed window.

Bedroom 2

7' 8" x 8' 11" (2.34m x 2.72m)

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

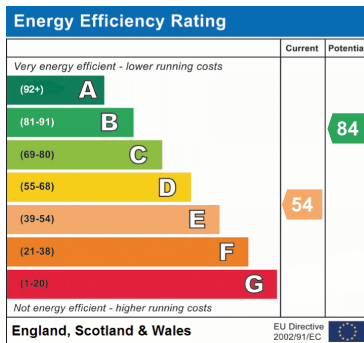
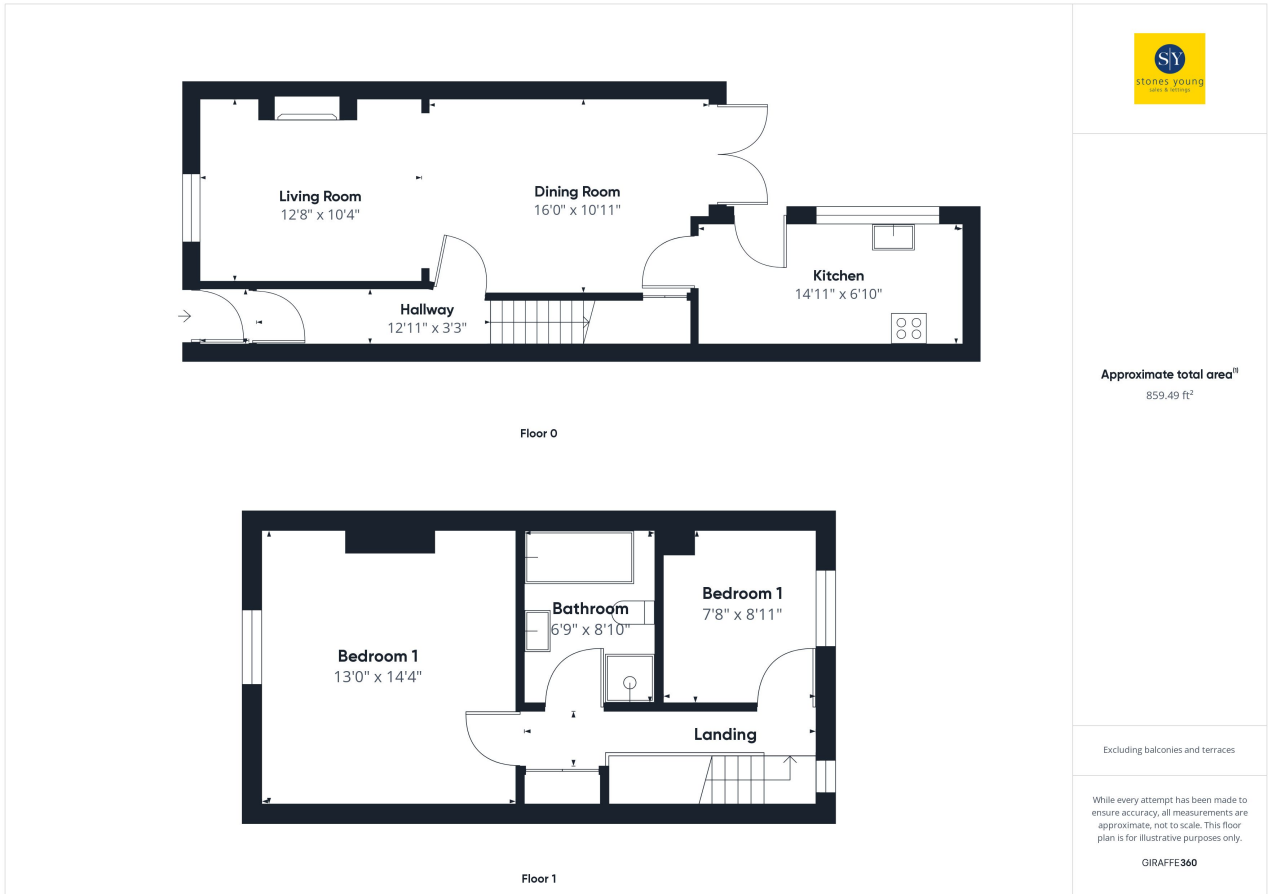
Bathroom

6' 9" x 8' 10" (2.06m x 2.69m)

4 piece in white, bath, shower enclouse, W/C, sink, laminate flooring.



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.