

Preston Old Road, Blackburn, Lancashire. BB2 5EP

£155,000 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

EXCELLENT FIRST TIME/INVESTMENT BUY IN ENVIABLE FENISCOWLES LOCATION! Situated in this favourable area stands this well appointed, two double bedroom, mid terraced cottage. Formally the village butchers shop, brimming with character and with generous rooms, this fantastic property presents a superb opportunity to get on the property ladder and will make a beautiful home.

Upon entering this charming property you are greeted by the welcoming 25 foot lounge diner featuring original wood beams and a stone fireplace as its focal point, offering an excellent space for family living. The stairs to the first floor lead from the lounge with under stair storage. The spacious fitted kitchen boasts ample storage in the form of base and eye level units in a neutral finish with contrasting worksurfaces and doors leading into the rear yard, perfect for entertaining friends.

On the first floor leading from the landing is the master bedroom and the second bedroom which is also a comfortable double. The three piece bathroom suite in cream with a mains fed shower enclosure completes this property internally.

This lovely property is set within the desirable Feniscowles location with highly sought after schools are close by together with many local amenities and excellent transport links. With a parking space and a large enclosed yard to the rear and additional on street parking to the front.

High interest is expected for this property due to it's potential and desirable location and so early viewing is essential

FEATURES

- Desirable Feniscowles Location
- Character Filled Cottage
- Two Double Bedrooms
- Excellent First Time Buy/Investment Opportunity
- Large Enclosed Yard to Rear
- Parking Space to Rear
- Close to Excellent Local Amenities, Schools and Transport Links
- Freehold Tenure; Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet mat, double glazed uPVC front door.

Lounge

25' 00" x 12' 10" (7.62m x 3.91m) Laminate flooring, wood beams, storage cupboard, stone feature fireplace, space for dining table, stairs to first floor, 2 x panel radiator, TV point, uPVC double glazed window.

Kitchen

16' 06" x 9' 11" (5.03m x 3.02m) Range of fitted wall and base units contrasting work surfaces, stainless steel sink and drainer. Integral x4 ring gas hob, extractor fan, plumbed for washing machine, space for under counter fridge. Laminate flooring, ceiling spots, wooden doors leading into rear yard.

First floor

Landing

Bedroom One

15' 09" x 12' 10" (4.80m x 3.91m)
Carpet flooring, sink and vanity unit, wooden double glazed window, panel radiator

Bedroom Two

11' 09" x 08' 09" (3.58m x 2.67m)
Laminate flooring, wooden window, panel radiator

Bathroom

07' 04" x 05' 04" (2.24m x 1.63m)
Vinyl flooring, three piece suite in white, mains fed shower, tiled floor to ceiling



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.