

Carrington Avenue, Blackburn, Lancashire. BB2 4LP

£139,950 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*THREE BEDROOM SEMI-DETACHED PROPERTY WITH NO CHAIN DELAY!\*** Perfectly positioned in the convenient location of Ewood stands this well-appointed property, which presents a golden opportunity for those seeking a home with immense potential to transform into their dream abode. Early viewing is highly advised.

Upon entering, you are greeted by an entrance vestibule, leading to a well-lit hallway that houses the staircase to the first floor. The generously proportioned lounge boasts a cosy gas fire and sliding doors that open to the rear garden, creating a seamless indoor-outdoor living experience. The adjacent kitchen is equipped with practical wall and base units and features a convenient door leading to the garage. Ascending to the first floor, the landing provides access to the loft and leads to three bedrooms, consisting of two double bedrooms and a charming single bedroom. A three-piece shower room completes the first-floor layout.

This property has recently undergone a significant upgrade with the installation of a new boiler just three months ago, ensuring modern comfort and efficiency. The entire home is fully double glazed, enhancing energy efficiency and maintaining a comfortable living environment throughout the year.

Outside, the property boasts a garage and driveway parking, offering convenience. The front and rear gardens provide outdoor spaces for relaxation and entertainment, adding to the overall appeal of this home.

Ewood's convenient location ensures easy access to Blackburn Town Centre, providing a host of amenities, shopping, and dining options. Excellent transport links further enhance the accessibility of this property, making it an ideal choice for those seeking a well-connected and comfortable lifestyle.

Don't miss the chance to make this property your own and unlock its full potential.

## FEATURES

- No Chain Delay!
- Well-appointed Semi-detached Property
- Huge Potential
- Convenient Location of Ewood
- Three Bedrooms
- Garage with Recently Fitted Garage Door
- Driveway Parking
- Front & Rear Gardens
- Not on a Water Meter
- Leasehold, Council Tax Band B



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, wooden front door, double glazed uPVC window.

#### Hallway

Carpet flooring, stairs to first floor, storage cupboard, double glazed wooden window, panel radiator.

#### Lounge

Carpet flooring, ceiling coving, gas fire, tiled hearth and space for dining table, panel radiator, uPVC double glazed window and sliding door to rear.

#### Kitchen

Range of fitted wall and base units with contrasting work surfaces, tiled flooring, stainless steel sink and drainer, tiled splashback, space for gas cooker, space for fridge freezer, ceiling spotlights, uPVC double glazed window and wooden door to garage.

### First Floor

#### Landing

Carpet flooring, loft access, storage cupboard, uPVC double glazed window.

#### Master Bedroom

Carpet flooring, fitted wardrobes, uPVC double glazed window.

#### Bedroom Two

Carpet flooring, panel radiator, uPVC double glazed window.

#### Bedroom Three

Carpet flooring, panel radiator, uPVC double glazed window.

### Shower Room

Tiled flooring, three piece in white, tiled floor to ceiling, vanity cupboard, ceiling spotlights, mains fed shower enclosure, heated towel radiator, frosted uPVC double glazed window.



# FLOORPLAN



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.