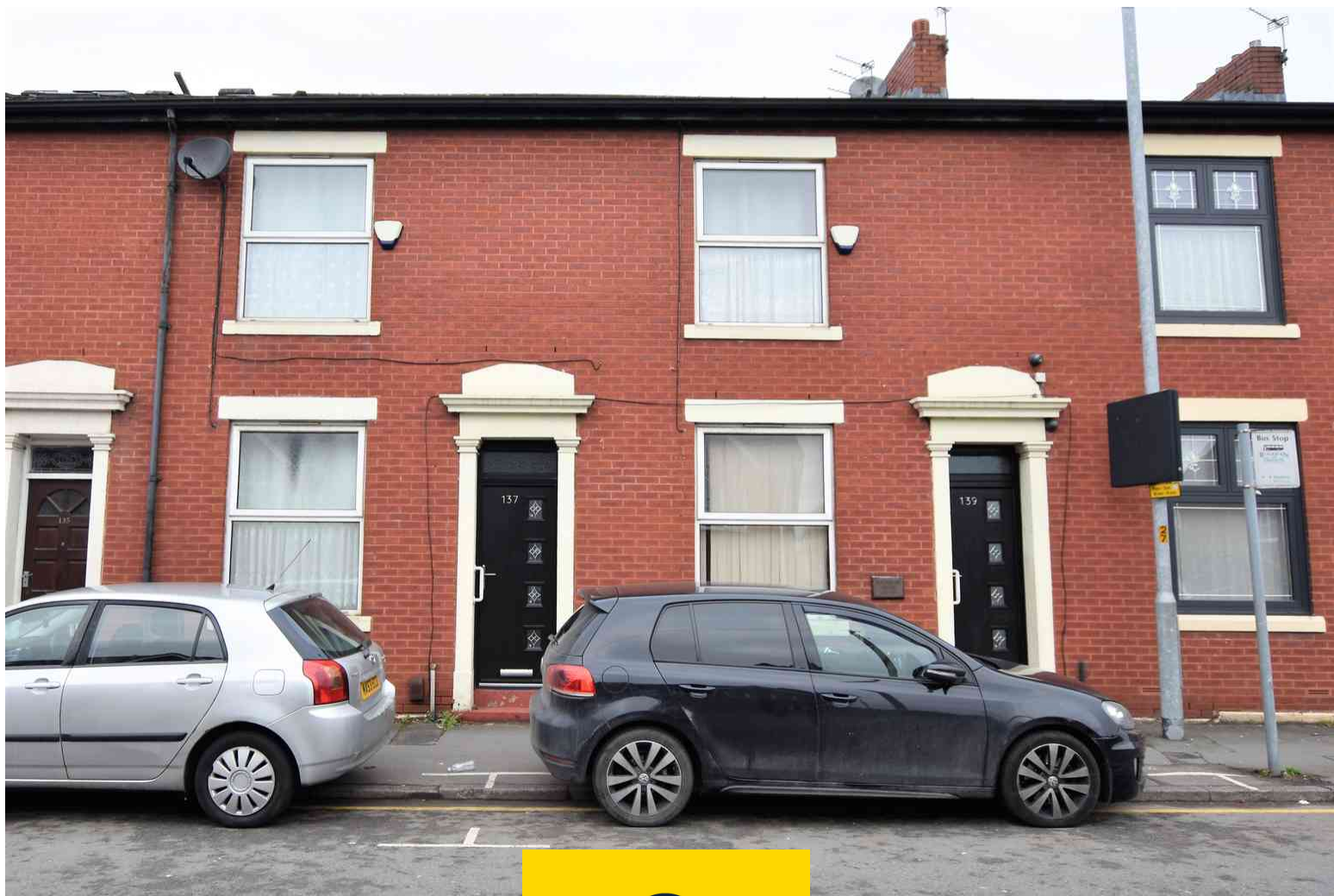


137-139 Whalley Range, Blackburn, Lancashire. BB1 6EE

£200,000 Leasehold

FOR SALE



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

EXCITING OPPORTUNITY TO OWN A 6 BEDROOM HOME ON WHALLEY RANGE We are excited to present this unique opportunity to purchase a 6 bedroom family home on Whalley Range. The property consists of two terraced properties which have been merged together to create a large family house in a highly popular area of Blackburn.

The property has dual access from the front doors of number 137 and 139 Whalley Range.

Each door leads into an entrance vestibule, then into separate lounges which can be accessed via a door between the two rooms. The lounges run from the front to back giving plenty of space for entertaining or the versatility of a dining room, living room, or play rooms

for children. Both kitchens are located at the back of the property, one of which has the addition of a wet room and lean to extension which has the possibility to be used as a utility space. Upstairs, there are 6 good sized bedrooms, four of which double bedrooms, and the others, good sized singles. These rooms also offer versatility for each individual's needs as they have the potential to be used for dressing rooms or home offices. Two family bathrooms complete with three piece suites.

Externally, the property has two low maintenance yards and ample on street parking available outside the property. Whalley Range is a focal point of the local community with local market stalls, a wide range of shops, places of worship and schools within walking distance.

FEATURES

- Six Bedrooms
- Two Large Reception Rooms
- Two Properties knocked Into One
- Council Tax Band A
- Not on a Water Meter
- Potential to Add Value



ROOM DESCRIPTIONS

Ground Floor

Vestibule

mat floor, meter cupboard.

Vestibule

mat floor, meter cupboard.

Lounge

24' 06" x 14' 05" (7.47m x 4.39m)

Carpet flooring, stairs to first floor, under stair storage, two panel radiators, TV point, phone point, uPVC double glazed window.

Second Reception Room

24' 11" x 14' 01" (7.59m x 4.29m)

Carpet flooring, stairs to first floor, under stair storage, two panel radiators, TV point, phone point, uPVC double glazed window.

Kitchen 1

14' 01" x 6' 10" (4.29m x 2.08m)

Range of fitted wall and base units and contrasting work surfaces, electric oven with gas hob, stainless steel sink and drainer, combi boiler, space for fridge freezer, heated towel rail, tiled flooring, uPVC patio door to rear garden, uPVC double glazed window.

Kitchen 2

13' 11" x 7' 05" (4.24m x 2.26m)

Range of fitted wall and base units and contrasting work surfaces, electric oven and gas hob, stainless steel sink and drainer, space for washing machine and tumble dryer, tiled flooring, tiled floor to ceiling, heated towel rail, uPVC double glazed window.

WC

7' 06" x 3' 07" (2.29m x 1.09m)

Fully tiled wet room with w/c and sink, mainsfed shower, combi boiler.

First Floor

Landing 1

Carpet flooring, storage.

Landing 2

Carpet flooring, storage.

Bedroom 1

13' 11" x 10' 01" (4.24m x 3.07m)

Double Bedroom, carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

Bedroom 2

13' 2" x 9' 09" (4.01m x 2.97m)

Double Bedroom, carpet flooring, panel radiator, uPVC double glazed window.

Bedroom 3

14' 03" x 7' 08" (4.34m x 2.34m)

Double bedroom, carpet flooring, panel radiator, two uPVC double glazed windows.

Bedroom 4

8' 02" x 7' 10" (2.49m x 2.39m)

Single bedroom, carpet flooring, panel radiator, uPVC double glazed window.

Bedroom 5

14' 04" x 6' 10" (4.37m x 2.08m)

Double bedroom, carpet flooring, panel radiator, two uPVC double glazed windows.

Bedroom 6

7' 11" x 8' 03" (2.41m x 2.51m)

Single bedroom, carpet flooring, panel radiator, uPVC double glazed window.

Bathroom 1

8' 08" x 5' 09" (2.64m x 1.75m)

3 piece in white, 2 showerheads over bath, WC, sink, tiled floor to ceiling, lino flooring.

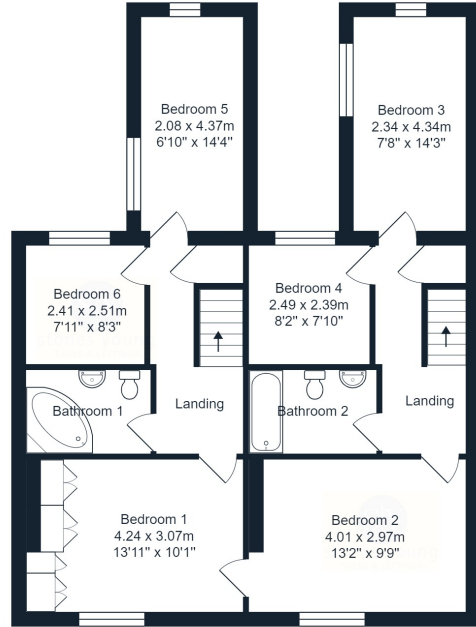
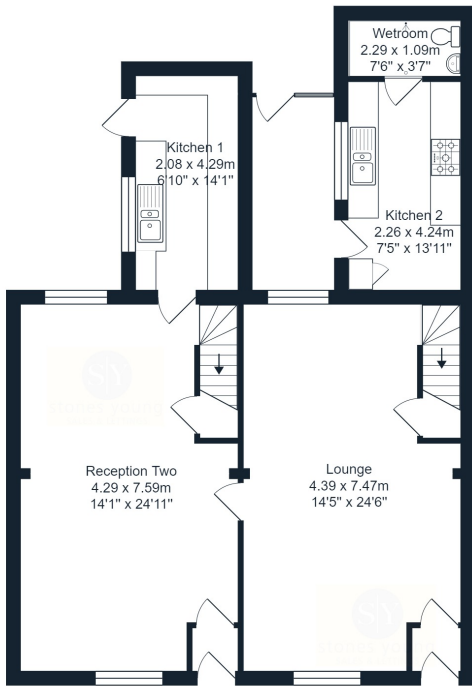
Bathroom 2

8' 09" x 5' 06" (2.67m x 1.68m)

3 piece in white, 2 showerheads over bath, WC, sink, tiled floor to ceiling, lino flooring.



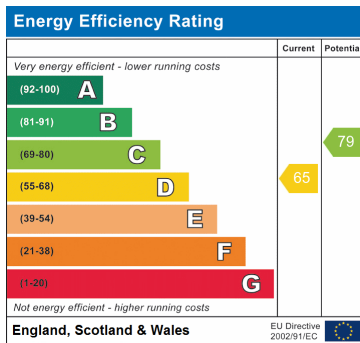
FLOORPLAN & EPC



Whalley Range, Blackburn

Total Area: 185.3 m² ... 1995 ft²

All measurements are approximate and for display purposes only.



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.

