

Cornelian Street, Blackburn, Lancashire. BB1 9QN

£79,950 Leasehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

BEAUTIFULLY PRESENTED GROUND FLOOR FLAT IN BROWNHILL WITH NO ONWARD CHAIN Situated in this popular location stands this well appointed ground floor flat, offering a great standard of accommodation throughout. This presents an exciting investment opportunity with an expected rental income of £600pcm. Early viewing is essential.

FEATURES

- Ground Floor Flat
- Two Double Bedrooms
- No Chain Delay
- Recently Decorated & New Carpets
- Front & Back Garden
- Popular Location of Roe Lee
- Double Glazing Throughout
- Council Tax Band A
- Ideal Investment Opportunity or First Time Buy



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, ceiling coving, storage, panel radiator, wooden front door.

Lounge

14' 06" x 11' 04" (4.42m x 3.45m)

Carpet flooring, ceiling coving, double glazed upvc window, panel radiator.

Kitchen

10' 04" x 8' 04" (3.15m x 2.54m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, sink and drainer, space for cooker, fridge freezer and plumbing for washing machine, wall mounted boiler, x2 double glazed upvc windows and door to rear garden, panel radiator.

Bedroom One

12' 02" x 11' 05" (3.71m x 3.48m)

Double bedroom with carpet flooring, ceiling coving, double glazed upvc window, panel radiator.

Bedroom Two

8' 11" x 11' 11" (2.72m x 3.63m)

Double bedroom with carpet flooring, ceiling coving, panel radiator, double glazed upvc window.

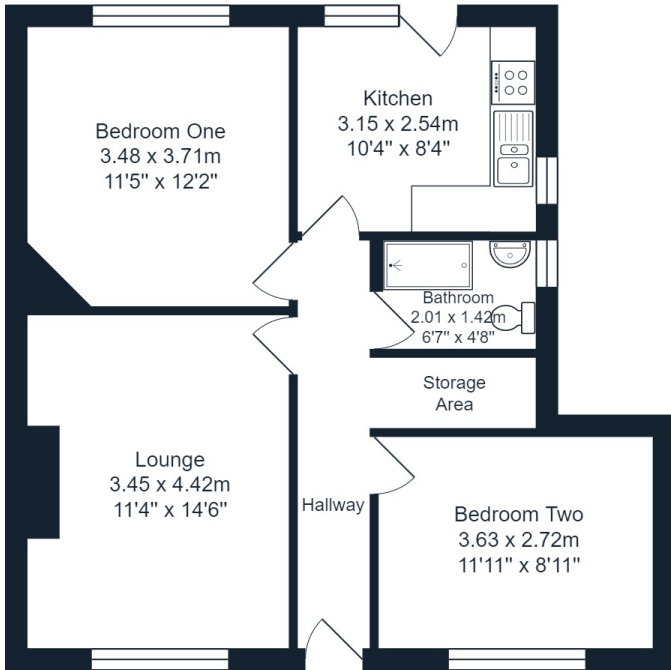
Bathroom

6' 07" x 4' 08" (2.01m x 1.42m)

Vinyl flooring, three piece in white with mains fed shower enclosure, tiled floor to ceiling, ceiling spot lights, frosted double glazed upvc window, panel radiator.



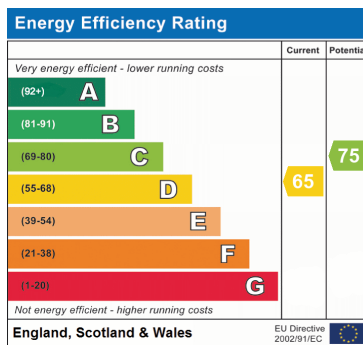
FLOORPLAN & EPC



Cornelian Street, Blackburn

Total Area: 60.5 m² ... 652 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.

