

Rutland Street, Blackburn, Lancashire. BB2 1UY

£95,000 Freehold

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 FOR FIRST TIME BUYERS AND INVESTORS IN EXCELLENT GRIFFIN LOCATION! Set in a convenient position on Rutland Street stands this well appointed two double bedroom property. This mid terraced home offers a great standard of accommodation throughout, which has been well maintained, and is presented to the market with no onward chain. Early viewing is high advised.

This delightful property benefits from a freehold tenure and briefly comprises an entrance vestibule leading to the charming lounge which features a gas fire as the focal point in the room. This living space flows beautifully in to the kitchen where you'll find ample storage in the form of base and eye level units in a light wood effect finish. Due to the generous size and layout of the property there is space for under counter appliances and room for a dining table. On the first floor you'll find the sizeable master bedroom which offers a great space, with ample room for storage. Bedroom two is also a comfortable double, tastefully decorated and beautifully maintained. Completing the internal accommodation is the three piece bathroom suite, with an electric shower over the bath. The property is warmed through gas central heating and benefits from uPVC double glazing throughout.

Rutland Street is situated in a convenient location in Griffin, within close proximity to good schools and transport links providing easy access in to Blackburn town centre. The property benefits from on street parking directly to the front. The the rear there is a good sized and low maintenance enclosed yard. Early viewing is essential as high interest is expected for this lovely home.

FEATURES

- Wonderful First Time Buy Or Investment Opportunity
- No Chain Delay!
- Excellent Griffin Location
- Well Appointed Mid Terrace Property
- Conveniently Positioned Within Easy Reach Of Blackburn Town Centre
- Two Double Bedrooms
- Enclosed Rear Yard
- On Street Parking Fully Available
- Council Tax Band A
- Freehold Tenure



ROOM DESCRIPTIONS

Ground floor

Vestibule

Carpet flooring, double glazed uPVC front door.

Lounge

14' 01" x 13' 02" (4.29m x 4.01m) Carpet flooring, ceiling coving, gas fire with marble hearth and surround, panel radiator, uPVC double glazed window.

Kitchen

11' 06" x 9' 03" (3.51m x 2.82m) Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, x4 ring electric hob, electric oven, extractor fan, space for fridge freezer, and washing machine, storage cupboard, stairs to first floor, panel radiator, uPVC double glazed window and door to rear.

First floor

Master Bedroom

14' 01" x 8' 11" (4.29m x 2.72m) Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Two

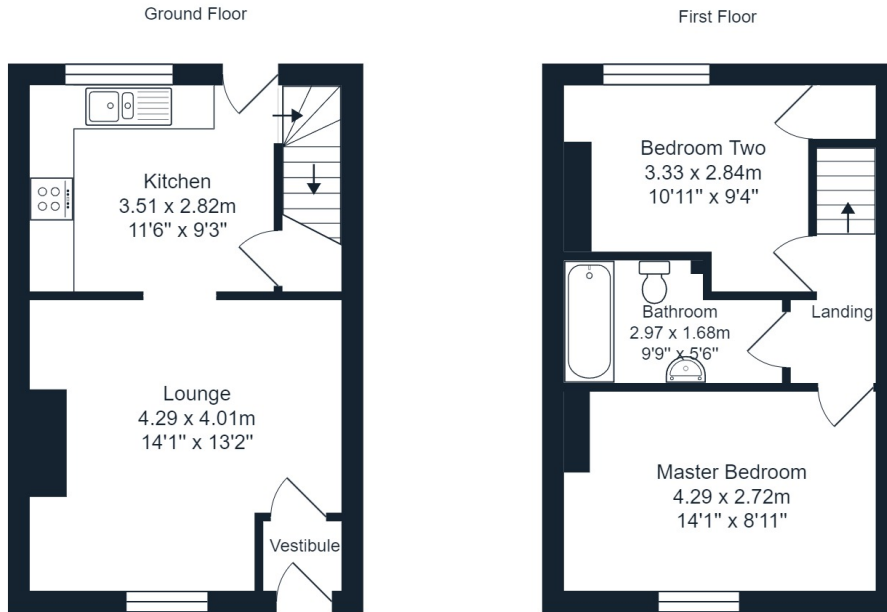
10' 11" x 9' 04" (3.33m x 2.84m) Double bedroom with carpet flooring, cupboard housing boiler, panel radiator, uPVC double glazed window.

Bathroom

9' 09" x 5' 06" (2.97m x 1.68m) Carpet flooring, three piece in cream, electric shower over bath, tiled splashback, radiator.



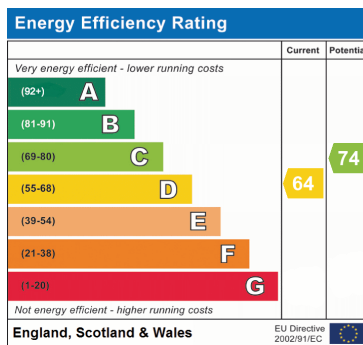
FLOORPLAN & EPC



Rutland Street, Blackburn

Total Area: 59.7 m² ... 642 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.

