

Ripon Street, Blackburn, Lancashire. BB1 1SW

£160,000 Leasehold

FOR SALE



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

LARGE TERRACED FAMILY HOME IN THE POPULAR RESIDENTIAL AREA OF AUDLEY This wonderful three bedroom terraced property with front and back yard spaces as well as on street parking offers an excellent opportunity to make this a family home in the sought after area of Audley. Internal viewing is strongly advised.

Opening up into the entrance vestibule which has striking tiled flooring and a composite front door this leads into the hallway where you have stairs leading up to the first floor. The first room on the left is the lounge which has a large gas fire with a beautiful marble hearth and surround there are double doors which lead into the second reception room which has a modern vaulted ceiling with spotlight and this room also has a gas fire. Moving through to the kitchen which has wall and base units in a grey gloss complimented by Quartz work surfaces and Neff appliances including double oven and microwave. Along with gas hob and extractor fan there is also space for a large fridge freezer and plumbing for washing machine. Completing the ground floor is a modern fully tiled three piece shower room which comprises of a walk in shower enclosure, basin and wc. On the first floor there is a landing which leads to three double bedrooms a two piece bathroom and separate wc.

Audley is an increasingly popular location due to the excellent array of amenities and places of worship on your doorstep. This property benefits from ample on street parking and to the rear there is an enclosed yard. Early viewing is highly advised for this great home.

FEATURES

- No Chain Delay
- Three Double Bedrooms
- Two Bathrooms
- Not On A Water Meter
- Downstairs Shower Room
- Popular Location Of Audley
- Close to Excellent Amenities & Local Places of Worship



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiled flooring, tiled flooring, ceiling, composite front door.

Hallway

Tiled flooring, ceiling coving, stairs to first floor, panel radiator.

Lounge

12' 00" x 11' 10" (3.66m x 3.61m)

Carpet flooring, ceiling coving with gas fire with marble hearth and surround, doors leading into second reception room, double glazed upvc window, panel radiator.

Second Reception Room

15' 01" x 12' 07" (4.60m x 3.84m)

Carpet flooring, vaulted ceiling with spot lights, gas fire with marble hearth and surround, double glazed upvc window, panel radiator.

Kitchen

17' 05" x 6' 08" (5.31m x 2.03m)

Range of fitted wall and base units with contrasting Quartz work surfaces, tiled flooring, space for fridge freezer, double Neff oven, Neff microwave combi, x5 ring gas hob, extractor fan, sink and drainer, plumbed for washing machine, tiled splash backs, breakfast bar, ceiling spot lights, storage cupboard, x2 double glazed windows, panel radiator.

Shower Room

6' 08" x 4' 11" (2.03m x 1.50m)

Tiled flooring, three piece in white with mains fed shower enclosure, vanity unit, tiled floor to ceiling, wall mounted boiler, frosted double glazed upvc window, panel radiator.

First Floor

Landing

Carpet flooring, stairs to attic, storage cupboard, panel radiator.

Bedroom One

12' 03" x 11' 00" (3.73m x 3.35m)

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

Bedroom Two

15' 00" x 9' 10" (4.57m x 3.00m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

Bedroom Three

10' 01" x 7' 10" (3.07m x 2.39m)

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

Bathroom

8' 07" x 4' 07" (2.62m x 1.40m)

Karndeian flooring, two piece in cream with electric shower over bath, tiled floor to ceiling, ceiling spot lights, heated towel radiator, upvc double glazed window.

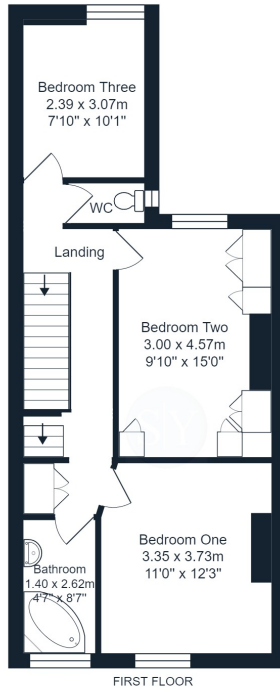
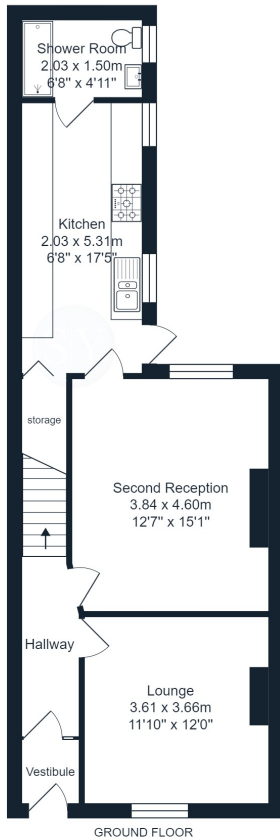
WC

4' 07" x 2' 06" (1.40m x 0.76m)

Karndeian flooring, wc in white, frosted double glazed upvc window.

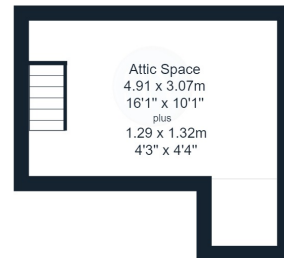


FLOORPLAN & EPC

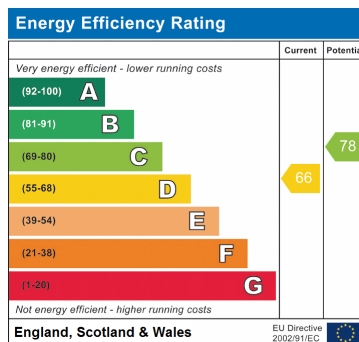


Ripon Street, Blackburn

Total Area: 125.6 m² ... 1352 ft²
 All measurements are approximate and for display purposes only.



ATTIC
(via fixed ladder)



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.

