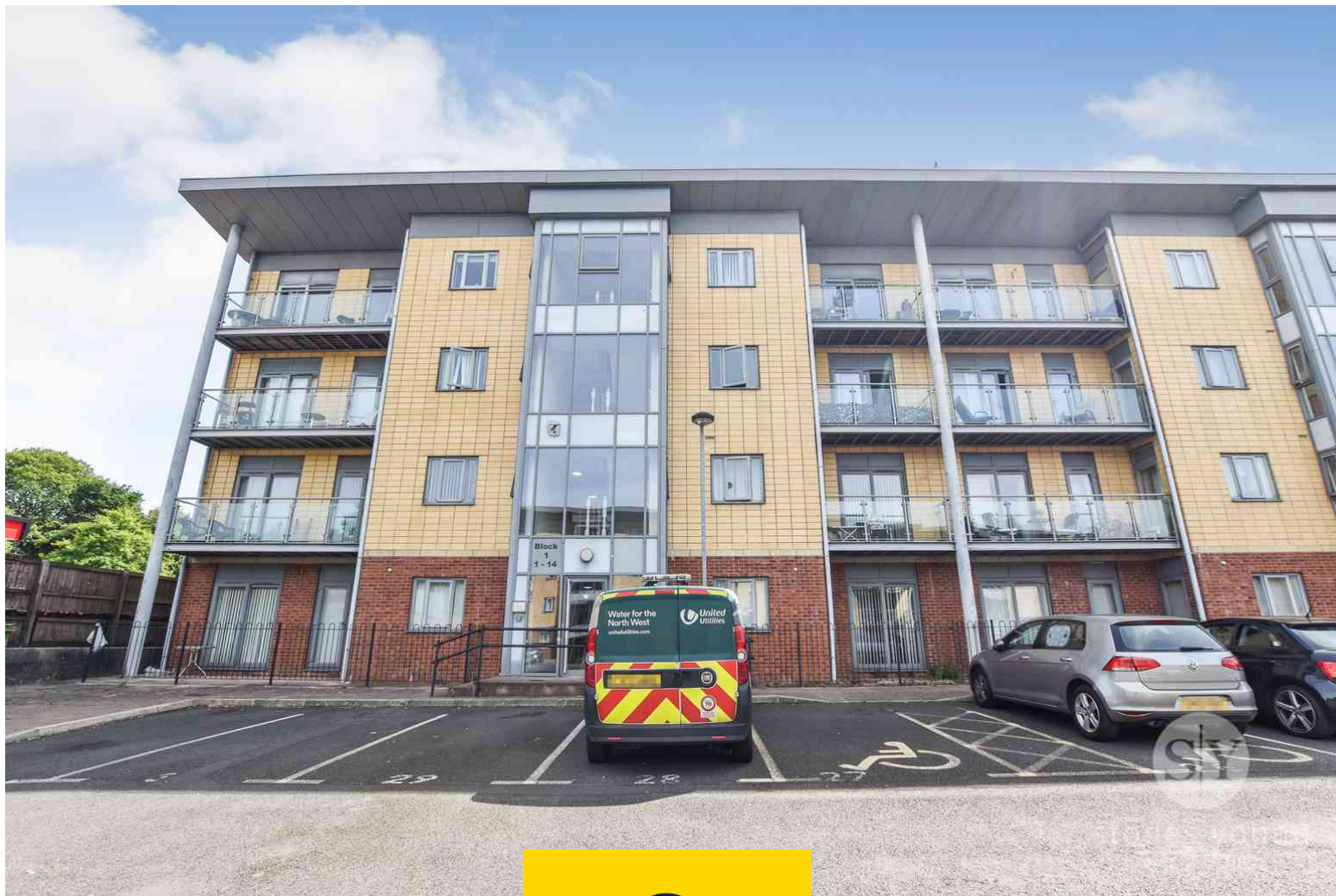


Bolton Road, Blackburn, Lancashire. BB2 4GY

£89,950 Leasehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

ATTRACTIVE TWO BEDROOM APARTMENT Situated on the FIRST FLOOR in the ever popular Hollin Bank Court sits this modern apartment, close to all local amenities. The property benefits from secure off-road parking and must be viewed to fully appreciate. Currently achieving £600pcm from it's current tenant, early viewing is advised.

Internally, this property comprises of a welcoming entrance hallway leading to the large reception room that has plenty of space for living as well as dining and is filled with natural light. The fitted kitchen benefits from wall and base units as well as integrated appliances. The sizeable master bedroom benefits from fitted wardrobes as well as a conveniently located en-suite. Additionally, there is a well sized second bedroom and completing the property internally is the three piece bathroom suite in white. The property benefits from double glazing which is present throughout.

Allocated parking is available for one vehicle, with visitors parking also being present within the grounds. Being located just off Bolton Road allows for easy access to the M65 and local amenities being within close proximity. This is an exciting opportunity for an investor, with a current rental income of £600pcm. Early viewing is highly advised.

FEATURES

- Currently achieving 8% yield
- First Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Desirable Location
- Council Tax Band A
- Balcony



ROOM DESCRIPTIONS

Hallway

Carpet flooring, storage cupboard, panel radiator.

Kitchen / Lounge

21' 7" x 10' 6" (6.58m x 3.20m) Carpet flooring, vinyl flooring in kitchen, fitted wall and base units with contrasting work surfaces, tiled splashbacks, 4x ring electric hob, electric oven, extractor fan, space for fridge freezer, plumbed for washing machine, stainless steel sink and drainer, ceiling spotlights, panel radiator, TV point, sliding doors onto balcony.

Bedroom One

8' 7" x 9' 10" (2.62m x 3.00m) Carpet flooring, fitted wardrobes, uPVC double glazed window and door to balcony, panel radiator.

En-Suite

4' 10" x 6' 8" (1.47m x 2.03m) Vinyl flooring, three piece suite in white, mains fed shower enclosure, tiled splashbacks, ceiling spotlights, heated towel radiator.

Bedroom Two

6' 8" x 12' 3" (2.03m x 3.73m) Carpet flooring, uPVC double glazed door leading to balcony, panel radiator.

Bathroom

8' 10" x 5' 1" (2.69m x 1.55m) Vinyl flooring, three piece suite in white, tiled splashbacks, shower over bath, ceiling spotlights, heated towel radiator.



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.