

Marlton Road, Blackburn, Lancashire. BB2 3LX

£125,000 Leasehold

FOR SALE



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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

ASTHETICALLY PLEASING THREE BEDROOM TERRACED PROPERTY A must see three bedroom exceptional property in fantastic condition is being welcomed to the market. The property is location in a quiet residential area of Infirmary. Early viewing is simply essential for this wonderful home.

As you step through the front door, you are greeted by a warm and inviting atmosphere. The ground floor boasts two spacious reception rooms, each serving a unique purpose. The first reception room is currently being used as a dining room and the second reception room equipped with a stylish media wall, perfect for entertainment enthusiasts. Adjacent to the lounge, discover a contemporary kitchen that is not only functional but also aesthetically pleasing. The kitchen is thoughtfully equipped to meet all your culinary needs, providing a delightful environment for cooking and socializing. The ground floor is completed with a convenient bathroom, ensuring that every aspect of daily living is well catered for. Venturing to the first floor, you'll find three well-appointed bedrooms that offer a peaceful retreat. The two double bedrooms provide ample space for relaxation and storage, while the single bedroom is ideal for a cozy study or a comfortable guest room. A three-piece shower room on this floor ensures convenience and efficiency for the residents.

Externally, the property features a small front garden, adding a touch of greenery and curb appeal. To the rear, a well-maintained yard provides a private outdoor space for various activities. On-street parking ensures hassle-free accessibility for residents and guests. This terraced property combines comfort, functionality, and style, creating a welcoming home for individuals or families alike. Whether you're looking to unwind in the media room, cook up a storm in the kitchen, or enjoy the tranquility of the bedrooms, this property offers a well-balanced and delightful living experience.

FEATURES

- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Not On A Water Meter
- New Front Door in 2023
- Beautiful Property
- Quiet Residential Area
- Gas Central Heating & uPVC Double Glazing



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ROOM DESCRIPTIONS

Ground Floor

Vestibule

Original tiled flooring, composite front door.

Hallway

Vinyl flooring, stairs to first floor, panel radiator.

Dining Room

11' 01" x 11' 06" (3.38m x 3.51m)

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

Lounge

14' 01" x 15' 03" (4.29m x 4.65m)

Carpet flooring, ceiling spot lights, media wall, under stairs storage, double glazed upvc window, panel radiator.

Kitchen

13' 11" x 8' 02" (4.24m x 2.49m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, space for x8 ring gas cooker, tiled splash backs, space for fridge freezer, plumbed for washing machine, double glazed upvc window.

Bathroom

6' 10" x 7' 11" (2.08m x 2.41m)

Vinyl flooring, three piece in white with mains fed shower over bath, tiled splash backs, heated towel radiator, frosted double glazed upvc window.

First Floor

Landing

Carpet flooring, loft access.

Bedroom One

11' 01" x 15' 02" (3.38m x 4.62m)

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

Bedroom Two

11' 07" x 8' 02" (3.53m x 2.49m)

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

Bedroom Three

10' 06" x 6' 09" (3.20m x 2.06m)

Single bedroom with carpet flooring, cupboard housing boiler, double glazed upvc window, panel radiator.

Bathroom

5' 01" x 2' 11" (1.55m x 0.89m)

Vinyl flooring, three piece in white with electric shower enclosure, tiled splash backs.



FLOORPLAN & EPC

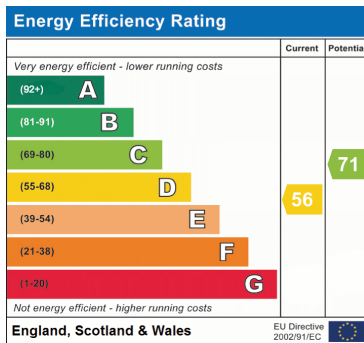


Approximate total area⁽¹⁾
1029.99 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.