

Livingstone Road, BLACKBURN, Lancashire. BB2 6NF

£120,000 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

FAMILY HOME IN POPULAR WENSLEY FOLD LOCATION! Set in this enviable position stands this well maintained, three bedroom property which is presented to the market with no chain delay. This property boasts an great standard of accommodation throughout which is complete rear garden and views over Blackburn. High interest is expected and so early viewing is advised.

This family home briefly comprises a hallway with stairs leading to the first floor. The lounge is decorated in a natural colour palette and has a feature gas fire place. The well appointed kitchen boasts ample storage in the form of base and eye level units in a modern grey colour palat, with contrasting work surfaces and space for free standing appliances, opening up into a useful utility space. On the first floor where access to the loft can be found is the master bedroom, a further double bedroom with fitted wardrobes and a good sized single bedroom. Completing the property internally is the two piece bathroom in white and separate toilet. The property has gas central heating and is double glazed throughout.

This delightful property is situated within the catchment area of good schools and within easy reach of Blackburn town centre and good amenities and transport links. This attractive property benefits from on street parking and a rear garden. Due to the popular location this property is expected to be popular, and so early viewing is highly advised!

FEATURES

- Three Bedrooms
- Large Reception Room
- Modern Décor
- Great Views
- Rear Garden
- Popular Location Close To Amenities
- Not on a Water Meter
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Laminate flooring, stairs to first floor, uPVC double glazed door and window, panel radiator.

Lounge

17' 08" x 13' 07" (5.38m x 4.14m) Carpet flooring, gas fire in feature fireplace, uPVC double glazed windows x3, panel radiator, TV point, phone point.

Kitchen

10' 07" x 10' 03" (3.23m x 3.12m) Range of fitted wall and base units with contrasting work surfaces, space for gas oven, integral extractor fan, plumbed for washing machine, tiled splashback, lino flooring, uPVC double glazed window and door.

Utility

7' 01" x 7' 01" (2.16m x 2.16m) Space for American style fridge-freezer and washing machine units, uPVC double glazed window.

First Floor

Landing

Carpet flooring, Upvc double glazed window.

Bedroom One

14' 09" x 11' 08" (4.50m x 3.56m) Carpet flooring, storage cupboard, uPVC double glazed window, panel radiator, TV point.

Bedroom Two

11' 09" x 10' 09" (3.58m x 3.28m) Carpet flooring, storage cupboard, uPVC double glazed window, panel radiator.

Bedroom Three

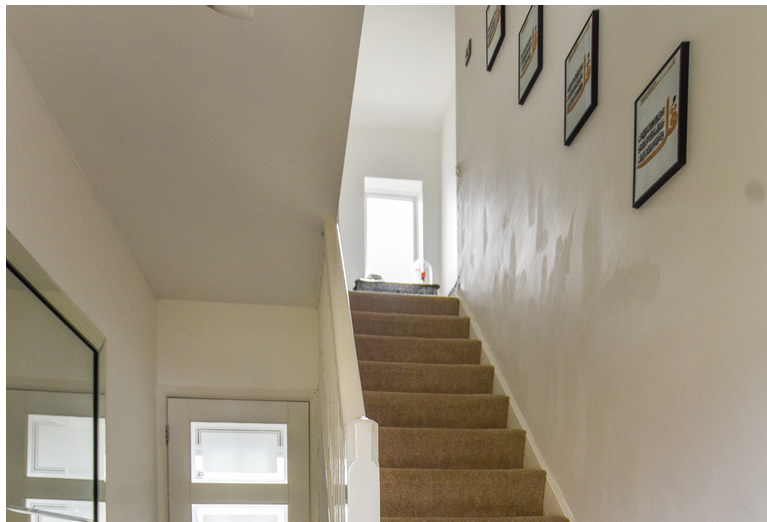
Carpet flooring, storage cupboard housing boiler, uPVC double glazed window, panel radiator.

Bathroom

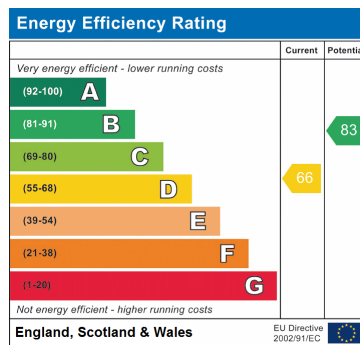
6' 11" x 5' 07" (2.11m x 1.70m) Two-piece suite in white with mains fed shower over bath, tiled floor to ceiling, tiled flooring, heated towel radiator, uPVC double glazed frosted window.

W/C

4' 05" x 2' 08" (1.35m x 0.81m) W/C in white, douche spray with wall bracket, tiled floor to ceiling, tiled flooring, uPVC double glazed frosted window.



EPC



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.