

New Wellington Street, Blackburn, Lancashire. BB2 4HA

£89,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*EXCITING OPPORTUNITY FOR INVESTORS AND FIRST TIME BUYERS!\*** Set in a convenient position in Mill Hill stands this two double bedroom mid terraced property, which is being presented to the market with no chain delay. This garden fronted property boasts two generous reception rooms ensuring plenty of room for a growing family.

This well appointed property benefits from a freehold tenure and briefly comprises of an entrance vestibule with original tiled flooring and a hallway housing the stairs to the first floor. The lounge benefits from a large bay window allowing natural daylight to shine through, and a electric fire providing a beautiful focal point in the room.

The generous second reception room is a fantastic space for the family to socialize and is complete with a gas fireplace and all important under stair storage. Stepping in to the kitchen from here, you'll find storage in the form of base and eye level units in a cream wooden finish with contrasting work surfaces and tiling. On the first floor, leading from the landing is the master bedroom, along with bedroom two which is also a comfortable double.

Completing the property internally is the two piece bathroom with separate WC in white.

Mill Hill is a popular location in Blackburn with a huge array of excellent amenities within walking distance of this lovely home. This garden enjoys a low maintenance garden to the front, as well as on street parking. To the rear there is a low maintenance enclosed yard. Early viewing is advised as high interest is expected, due to the exciting opportunity on offer.

## FEATURES

- Great Investment Opportunity or First Time Buy
- Convenient Mill Hill Location
- No Chain Delay!
- Two Generous Reception Rooms
- Two Double Bedrooms
- Garden Fronted Terraced Property
- Enclosed, Low Maintenance Rear Yard
- On Street Parking Available
- Freehold
- Council Tax Band A



## ROOM DESCRIPTIONS

### Ground floor

#### Vestibule

Original tiled flooring.

#### Hallway

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

#### Lounge

15' 00" x 10' 02" (4.57m x 3.10m) Carpet flooring, ceiling coving, electric fire, panel radiator, double glazed wood window.

#### Second reception room

14' 02" x 12' 06" (4.32m x 3.81m) Carpet flooring, ceiling coving, gas fire, under stair storage, panel radiator, TV point double glazed wood window.

#### Kitchen

Range of fitted wall and base units with contrasting work surfaces, tiled flooring, tiled splashback, plumbed for washing machine, integral microwave and oven, x4 ring electric hob, extractor fan, stainless steel sink and drainer, space for fridge freezer, wooden window, panel radiator.

### First Floor

#### Landing

Carpet flooring, panel radiator.

#### Master Bedroom

14' 01" x 12' 02" (4.29m x 3.71m) Carpet flooring, panel radiator, wooden double glazed window.

#### Bedroom Two

10' 04" x 10' 01" (3.15m x 3.07m) Carpet flooring, panel radiator, wooden double glazed window.

### Bathroom

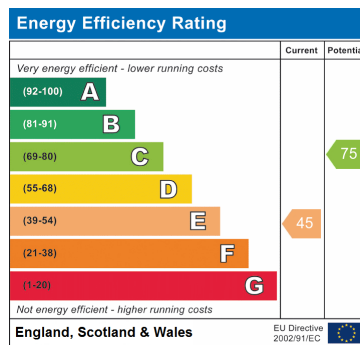
Vinyl flooring, two piece in blue, tiled splashback, storage cupboard, radiator.

#### w/c

Vinyl flooring, wc in white, frosted double glazed 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.