

Shadsworth Road, Blackburn, Lancashire. BB1 2AU

£150,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*TWO DOUBLE BEDROOM BUNGALOW IN SHADSWORTH\*** Set in this popular location stands this well appointed two bedroom semi-detached true bungalow. Although in need of modernisation, this property holds huge potential to be a wonderful home and must be viewed to appreciate the opportunity on offer here.

Entering the property into the hallway where all of the rooms are accessed the first floor on the left is the lounge which has double doors leading into the second reception room/dining room. The kitchen has storage space in the form of base and eye level units with contrasting work surfaces and space for under counter appliances including fridge and washing machine. There are two excellent sized double bedrooms along with a four piece family bathroom suite in white including shower enclosure and freestanding bath. The property is fully double glazed and is warmed through gas central heating.

This delightful property is situated within the catchment area of schools, as well as being close to excellent amenities and transport links into Blackburn. This attractive property benefits from driveway parking, as well as a garage. Due to the enviable location and the potential on offer, this property is expected to be popular, and so early viewing is highly advised!

## FEATURES

- Two Double Bedrooms
- Two Reception Rooms
- No Chain Delay
- Single Garage & Driveway Parking
- Not On A Water Meter
- Stunning Garden To The Front



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Wood flooring, double glazed upvc front door, cupboard housing meters, panel radiator.

#### Lounge

14' 04" x 12' 09" (4.37m x 3.89m)

Carpet flooring, gas fire with tiled hearth, doors leading into the second reception room, panel radiator, double glazed upvc window, TV point.

#### Dining Room

11' 08" x 11' 07" (3.56m x 3.53m)

Laminate flooring, gas fire with marble hearth and wood surround, cupboard housing boiler, double glazed upvc window, panel radiator.

#### Kitchen

6' 10" x 6' 10" (2.08m x 2.08m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, x4 ring gas hob, electric oven and grill, stainless steel sink and drainer, plumbed for washing machine, space for under counter fridge, double glazed upvc window and door to the rear garden.

### First Floor

#### Bedroom One

12' 00" x 11' 05" (3.66m x 3.48m)

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

#### Bedroom Two

11' 05" x 9' 05" (3.48m x 2.87m)

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

#### Bathroom

8' 00" x 7' 03" (2.44m x 2.21m)

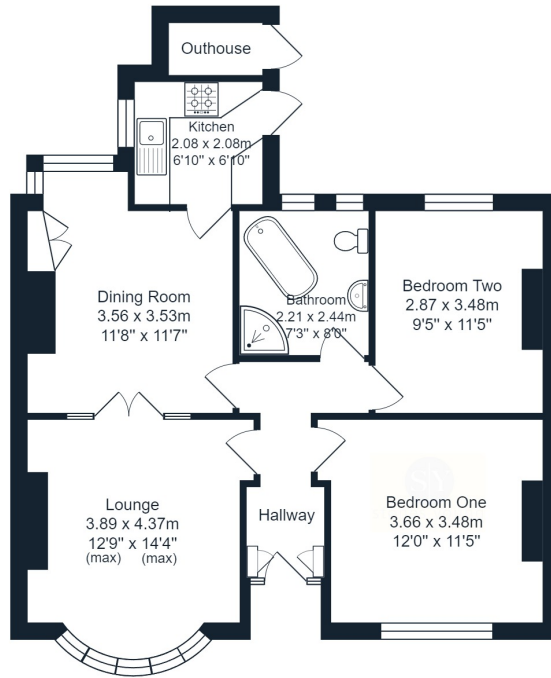
Laminate flooring, four piece in white with freestanding bath and mains fed shower enclosure, tiled floor to ceiling, double glazed upvc windows x2, panel radiator.







# FLOORPLAN & EPC



## Shadsworth Road, Blackburn

Total Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.

