

Spring Lane, Blackburn, Lancashire. BB2 2TE

£99,950 Freehold

REDUCED



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



stones young  
sales & lettings

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*A STYLISH TWO BEDROOM TERRACED COTTAGE IN WITTON\*** The historic red brick property is understood to date back to the 18th Century and has period features throughout with an abundance of character charm with a twist of modern day living. The accommodation is well presented throughout with contemporary styling decor and would be suitable for small families and couples alike.

The ground floor provides an entrance vestibule opening up into the beautiful lounge with wood burner. The kitchen is fitted with wooden cabinetry at wall and floor level and has a traditional country atmosphere. There is plenty of space for a table and chairs and the dining area is bathed in light from the large window that look out to the rear gardens. A door to one side accesses under stairs storage. There is also access to the utility room from here which also has storage space along with plumbing for washing machine and space for a fridge freezer. There are two bedrooms on the first floor, one of which is the master bedroom along with a good sized single bedroom. The bedrooms are served by a bathroom with pretty tiling to the walls and a suite comprising shower, wash hand basin and WC.

Witton is an increasingly popular location due to the excellent array of amenities on your doorstep. Beautiful walking routes are close by, as is Witton Country Park along with ample off road parking and a none allocated parking space to the rear.

## FEATURES

- Gorgeous Cottage
- Stunning Decor Throughout
- Bespoke Kitchen/Diner
- No Chain Delay
- Freehold Tenure
- Council Tax Band A
- None Allocated Parking Available To The Rear
- Private Rear Yard With Brick Store



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Laminate flooring, wooden front door.

#### Lounge

14' 11" x 11' 07" (4.55m x 3.53m)

Laminate flooring, ceiling coving, wood burner, panel radiator, TV point.

#### Kitchen/Diner

13' 03" x 8' 02" (4.04m x 2.49m)

Bespoke range of fitted wall and base units with contrasting solid wood work surfaces, tiled splash backs, space for gas cooker, extractor fan, space for dining table, under stairs storage, panel radiator, double glazed upvc window, stairs to first floor.

#### Utility Room

10' 04" x 5' 10" (3.15m x 1.78m)

Fitted base units with stainless steel sink and drainer, tiled splash backs, plumbed for washing machine, space for fridge freezer, double glazed upvc windows x2, and door to the rear, panel radiator.

### First Floor

#### Landing

Carpet flooring.

#### Bedroom One

13' 03" x 11' 07" (4.04m x 3.53m)

Double bedroom with carpet flooring, picture rail, fitted wardrobes, double glazed upvc window.

#### Bedroom Two

9' 02" x 8' 03" (2.79m x 2.51m)

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

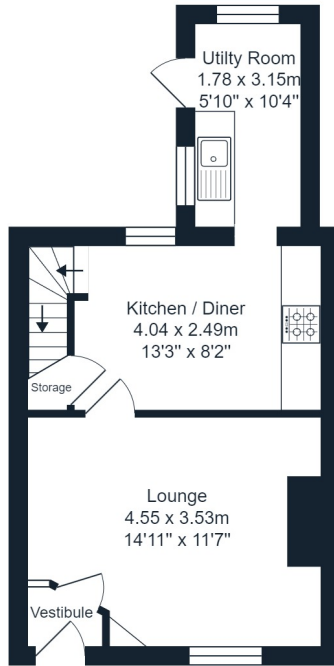
### Bathroom

6' 04" x 4' 09" (1.93m x 1.45m)

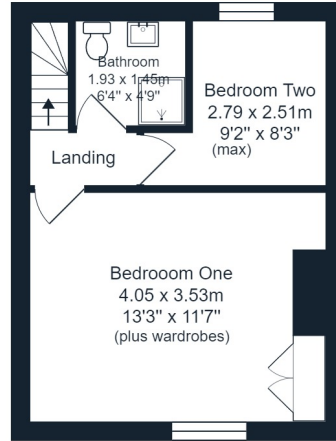
Tiled flooring, three piece in white with mains fed shower enclosure, vanity unit, tiled splash backs, heated towel radiator, double glazed upvc window.



# FLOORPLAN & EPC



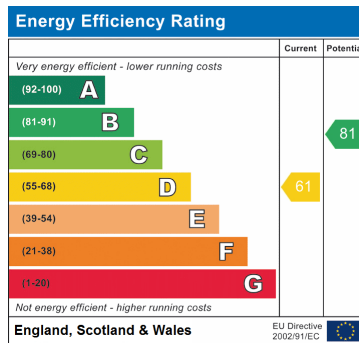
GROUND FLOOR



FIRST FLOOR

## Spring Lane, Blackburn

Total Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



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.

