

Dukes Brow, Blackburn. BB2 6DH

£84,950 Freehold

FOR SALE



stones young  
sales & lettings

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## PROPERTY DESCRIPTION

**\*EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE\*** Situated in this desirable location stands this two bedroom terraced property presented to the market with no chain delay! This perfectly priced property allows a great opportunity for first time buyers looking to get on to the property ladder. Early viewing is highly advised!

Upon entering this well appointed property you are greeted by a brief entrance vestibule and hallway leading to the two reception rooms. The property benefits from two spacious lounge areas allowing space for the family to relax as well as a separate dining area, both rooms have large windows allowing natural light to flood the rooms. The second reception room flows through to the kitchen with ample storage, space for a washing machine and fridge freezer as well as an integrated gas hob, oven and extractor fan. The kitchen also provides access to the back yard space. Leading from the landing, on the first floor is the large master bedroom suite and a second single bedroom. Completing the property internally is the three piece family bathroom suite in white with a shower over the bath. The property benefits from gas central heating and uPVC double glazing throughout.

Dukes Brow prides itself on a great community spirit and benefits from being within easy reach of Blackburn town centre as well as having excellent schools and amenities close by. To the rear there is an enclosed yard with potential to create a lovely outdoor seating area!

## FEATURES

- Two Reception Rooms
- Council Tax Band A
- Walking Distance to Local Shops and Places of Worship
- Potential Rent of £500
- Newly Fitted Kitchen
- Not on a Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Front door, laminate flooring.

#### Hallway

10' 02" x 3' 03" (3.10m x 0.99m) Laminate flooring, panel radiator.

#### Lounge

13' 04" x 9' 04" (4.06m x 2.84m) Carpet flooring, panel radiator, TV point, phone point, uPVC double glazed window.

#### Second Reception

13' 00" x 10' 10" (3.96m x 3.30m) Laminate flooring, under stairs storage, panel radiator, TV point, phone point, uPVC double glazed window.

#### Kitchen

11' 11" x 6' 01" (3.63m x 1.85m) Range of fitted wall and base units and contrasting work surfaces, space for fridge freezer and washing machine, integrated gas hob, oven and extractor fan, tiled splashback, stainless steel sink and drainer, wall mounted combi-boiler, door to rear yard, uPVC double glazed window x2, panel radiator.

### First Floor

#### Landing

8' 05" x 5' 11" (2.57m x 1.80m) Carpet flooring, loft access.

#### Bedroom One

12' 11" x 13' 07" (3.94m x 4.14m) Carpet flooring, feature fireplace, uPVC double glazed window, panel radiator.

#### Bedroom Two

8' 05" x 7' 11" (2.57m x 2.41m) Carpet flooring, feature fireplace, uPVC double glazed window, panel radiator.

### Bathroom

10' 09" x 4' 02" (3.28m x 1.27m) Three piece suite in white with mains fed shower over bath, panelled splashback, laminate flooring, extractor fan, built in storage cupboard, panel radiator, uPVC double glazed frosted window.



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.