

191 Shorrock Lane, Blackburn, Lancashire. BB2 4TT

£135,000 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

Entering the property through the front porch and entrance you are met with a bright open hallway. The spacious lounge leads into the conservatory which has patio access to the rear garden. The galley kitchen is fitted with base and eye level units with contrasting work surfaces and plenty of space for free standing appliances.

To the first floor, leading from the landing is the master double bedroom which is flooded with light through the large bay window. A second good sized double bedroom and a further single bedroom. Completing the property are the separate w/c and bathrooms.

Externally, there is a shared driveway leading to the rear of the property where the detached garage is located. This property is ideally located close to local schools and transport links, making it the perfect opportunity for families and first time buyers alike.

FEATURES

- Two Double Bedrooms
- No Chain Delay
- Freehold Tenure
- Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet mat, wooden front door.

Hallway

Laminate flooring, stairs to first floor, under stair storage, panel radiator.

Lounge

22' 11" x 10' 10" (6.99m x 3.30m) Part laminate, part carpet, ceiling coving, 2 x panel radiator, uPVC double glazed window.

Kitchen

11' 01" x 7' 02" (3.38m x 2.18m) Range of fitted wall and base units and contrasting work surfaces, vinyl flooring, x4 ring gas hob, extractor fan, plumbed for washing machine, space for fridge freezer, tiled splashback, ceiling spotlights, electric cooker, double glazed uPVC rear door, panel radiator, uPVC double glazed window x 2.

Conservatory

10' 01" x 9' 02" (3.07m x 2.79m) In white uPVC double glazing, tiled flooring, electric heater.

First floor

Landing

Carpet flooring, loft access, uPVC double glazed window.

Master Bedroom

12' 11" x 10' 11" (3.94m x 3.33m) Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Two

10' 11" x 9' 05" (3.33m x 2.87m) Carpet flooring, fitted cupboards, panel radiator, uPVC double glazed window.

Bedroom Three

7' 05" x 7' 03" (2.26m x 2.21m) Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

7' 02" x 5' 10" (2.18m x 1.78m) Vinyl flooring, three piece in cream with mains fed shower over bath, tiled floor to ceiling, radiator, frosted uPVC double glazed window.

WC

4' 03" x 2' 02" (1.30m x 0.66m) Vinyl flooring, WC in cream, tiled floor to ceiling, frosted uPVC double glazed window.



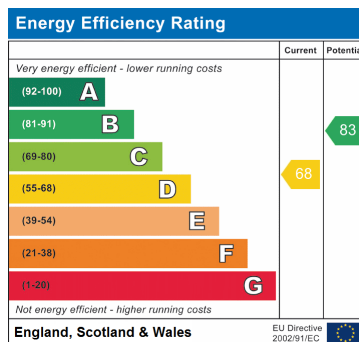
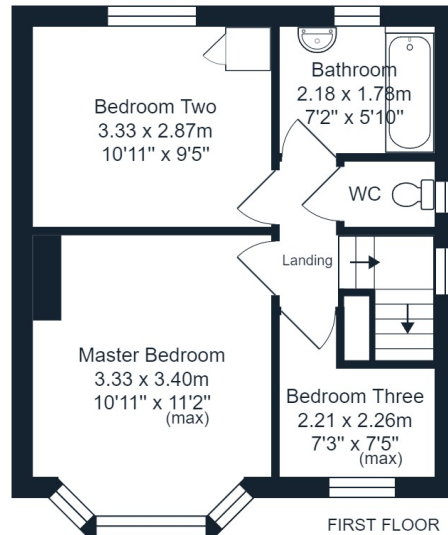
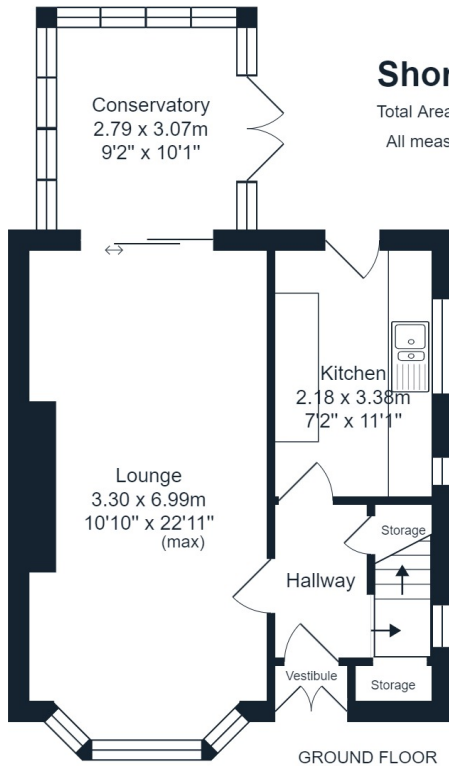
FLOORPLAN & EPC



Shorrock Lane, Blackburn

Total Area: 81.8 m² ... 881 ft²

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.

