

Sutton Street, Blackburn, Lancashire. BB2 5ES

£115,000 Leasehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

THREE BEDROOM, MID-TERRACED PROPERTY IN ENVIABLE FENISCOWLES LOCATION, WITH NO CHAIN DELAY!
Situated on a delightful position on Sutton Street stands this well appointed property, offering a great standard of accommodation throughout. This would be an ideal purchase for those looking to get on to the property ladder in this highly sought after area. Early viewing is essential.

Upon entering this deceptively spacious property you are greeted by the welcoming lounge, which features beautiful décor and a gas fire as the focal point in the room. The kitchen diner is a generous space, with base and eye level units providing ample storage. A fabulous breakfast bar provides a wonderful relaxed dining option and makes this a great family focused room. The conservatory is a fantastic addition to the home and offers a superb, versatile space which leads to the rear yard. The master bedroom is located on the first floor and is tastefully decorated double bedroom. Two further bedrooms are also present, making this the perfect property for any growing family. Completing the internal accommodation is the three piece family bathroom suite in white. The property is warmed through gas central heating and benefits from double glazing throughout.

Occupying an enviable position on Sutton Road this property, which benefitted from a re-roof in 2017, is set within the catchment area of highly regarded schools, and has a wide array of amenities close by. On street parking is fully available to the front of the home. To the rear there is a low maintenance enclosed yard. Internal viewing is highly advised for this attractive family home.

FEATURES

- No Chain Delay!
- Ideal First Time Buy
- Enviaible Feniscowles Location
- Light Filled Conservatory
- Three Delightful Bedrooms
- Re-Roof in 2017
- Enclosed Rear Yard
- On Street Parking
- Council Tax Band A
- Leasehold



ROOM DESCRIPTIONS

Ground floor

Lounge

14' 05" x 13' 03" (4.39m x 4.04m) Carpet flooring, ceiling coving, gas fire, double glazed uPVC front door, under stair storage, panel radiator, TV point, uPVC double glazed window.

Kitchen

14' 06" x 14' 03" (4.42m x 4.34m) Range of fitted wall and base units with contrasting work surfaces, sink and drainer, x4 ring gas hob, electric oven, space for fridge freezer, plumbed for washing machine, breakfast bar, wall mounted boiler, stairs to first floor, panel radiator, uPVC double glazed window.

Conservatory

14' 08" x 7' 05" (4.47m x 2.26m) In uPVC double glazing, carpet flooring, panel radiator.

First floor

Master Bedroom

14' 02" x 8' 02" (4.32m x 2.49m) Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Two

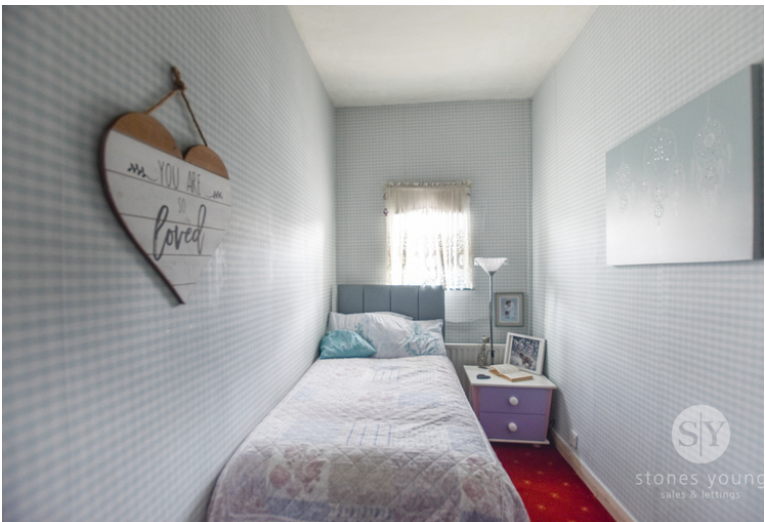
10' 02" x 8' 04" (3.10m x 2.54m) Single bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

13' 02" x 8' 09" (4.01m x 2.67m) Single bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

8' 05" x 5' 10" (2.57m x 1.78m) Vinyl flooring, three piece in white, shower over bath, tiled splashback, heated towel radiator, frosted uPVC double glazed 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.