

Branch Road, Blackburn, Lancashire. BB2 4JZ

£127,000 Leasehold

FOR SALE



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sales & lettings

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PROPERTY DESCRIPTION

BEAUTIFULLY PRESENTED MID TERRACED PROPERTY WITH NO ONWARD CHAIN! Set in this convenient location on Branch Road, this well appointed garden fronted home boasts two spacious reception rooms and two double bedrooms. Tastefully decorated throughout, this will make an excellent home and early viewing is highly advised!

Upon entering this stunning property you are greeted by an entrance vestibule and hallway with stairs leading to the first floor. The first reception room is a beautiful space which is decorated in a stylish grey and white colour palette. The second reception room is a generous space with French doors flowing wonderfully in to the flagged rear garden. The fitted kitchen holds a contemporary feel with modern base and eye level units in a crisp white, high gloss finish with wood effect counter tops and light flooring. Integral appliances feature, including a fridge freezer and washing machine. On the first floor, leading from the landing is the spacious master bedroom, providing a tranquil space to relax, with ample room for storage. The property is completed by the second bedroom which is also a comfortable double, and the three piece shower room with mains fed shower and vanity unit, perfect for additional storage. The property is warmed through gas central heating and is double glazed throughout.

Situated in a convenient position in Lower Darwen this property is within walking distance to excellent amenities and transport links. This delightful, garden fronted property benefits from on street parking directly to the front. To the rear there is an enclosed, good sized flagged garden, providing a great outdoor space to enjoy. Internal viewing is advised for this wonderful home.

FEATURES

- No Onward Chain
- Beautifully Presented Mid Terraced Property
- Popular Lower Darwen Location
- Tastefully Decorated Throughout
- Two Wonderful Reception Rooms
- Contemporary Kitchen
- Two Double Bedrooms
- Garden Fronted & Flagged Yard To Rear
- On Street Parking
- Council Tax Band A; Freehold



ROOM DESCRIPTIONS

Ground floor

Vestibule

uPVC front door, ceiling coving.

Hallway

Laminate flooring, ceiling coving, panel radiator, stairs to first floor.

Lounge

18' 05" x 14' 07" (5.61m x 4.45m) Laminate flooring, ceiling spotlights, panel radiator, TV point, uPVC double glazed French doors.

Second Reception Room

12' 00" x 10' 10" (3.66m x 3.30m) Carpet flooring, ceiling coving, panel radiator, TV point, uPVC double glazed window.

Kitchen

9' 10" x 7' 09" (3.00m x 2.36m) Range of fitted wall and base units with contrasting work surfaces, upstands and glass splashback. Integral double oven, 5 x ring gas hob, extractor fan, fridge freezer, washing machine, ceiling spotlights, wall mounted boiler.

First Floor

Landing

Carpet flooring, uPVC double glazed window.

Master Bedroom

14' 06" x 11' 11" (4.42m x 3.63m) Carpet flooring, ceiling spotlights, panel radiator, uPVC double glazed window.

Bedroom Two

14' 06" x 7' 09" (4.42m x 2.36m) Carpet flooring, panel radiator, uPVC double glazed window.

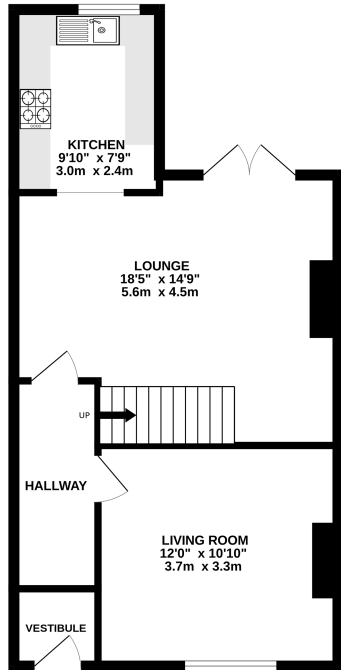
Bathroom

10' 06" x 4' 10" (3.20m x 1.47m) Three piece in white with separate shower enclosure with mains fed shower, tiled splashback, lino flooring, ceiling spotlights, heated towel radiator.

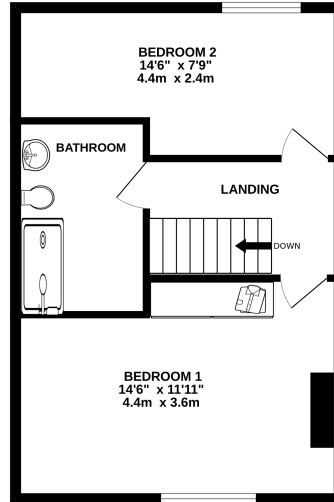


FLOORPLAN & EPC

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

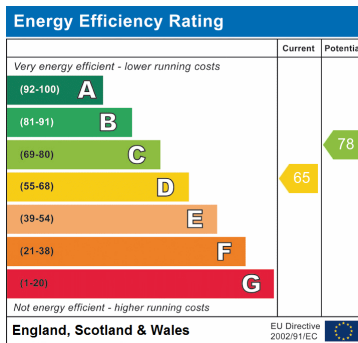


1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 973 sq.ft. (90.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.