

East Street, Feniscowles, Blackburn, Lancashire. BB2 5ET

£115,000 Freehold (to be confirmed)

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE! Conveniently positioned in the sought after location of Feniscowles is this beautifully presented three bedroom mid terraced property boasting a neutral interior throughout with a real homely feel. Internal viewing is essential to appreciate the standard of this home!

The property briefly comprises an entrance vestibule, bright and airy lounge with a feature fireplace in a marble hearth and wood surround which flows well into the second reception room, benefiting from a log burner. The kitchen houses a range of fitted wall and base units as well as integrated appliances including a 4x ring electric hob and oven and plumbing for a washing machine. The kitchen has additional space thanks to the lean-to, leading to the rear yard. On the first floor, located off the landing is a generous master bedroom, a second well sized double and third single bedroom, alongside the three piece family bathroom suite. Completing the property internally is the large 13ft attic space. The property is warmed through gas central heating and benefits from double glazing throughout!

Externally, the property benefits from on street parking to the front and a low maintenance garden to the rear.

FEATURES

- Potential Rent of £700PCM
- Two double bedrooms
- Two reception rooms
- Sought after area of Feniscowles
- Great investment opportunity or first time buy!
- On street parking
- In The Catchment Area For Excellent Schools!
- Council Tax Band A
- No Chain Delay!
- Not on a water meter



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Laminate flooring, uPVC double glazed front door.

Lounge

14' 03" x 13' 10" (4.34m x 4.22m) Laminate flooring, gas fire with marble hearth and wood surround, uPVC double glazed window, panel radiator.

Second Reception Room

14' 04" x 12' 03" (4.37m x 3.73m) Laminate flooring, log burner, built in storage, stairs to first floor, panel radiator.

Kitchen

9' 08" x 6' 10" (2.95m x 2.08m) Range of fitted wall and base units and contrasting work surfaces, tiled flooring, 4x ring electric hob, electric oven, tiled splashbacks, stainless steel sink and drainer, plumbed for washing machine, opening up into lean to, uPVC double glazed window x2, panel radiator.

Lean-To

7' 10" x 4' 11" (2.39m x 1.50m) Tiled flooring, uPVC double glazed window and door.

First Floor

Bedroom One

12' 04" x 8' 07" (3.76m x 2.62m) Laminate flooring, wall mounted boiler, uPVC double glazed window, panel radiator.

Bedroom Two

9' 07" x 9' 01" (2.92m x 2.77m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Three

9' 09" x 5' 00" (2.97m x 1.52m) Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

7' 03" x 5' 05" (2.21m x 1.65m) Vinyl flooring, three piece suite in white with electric shower over bath, tiled splashbacks, uPVC double glazed frosted window.

Attic

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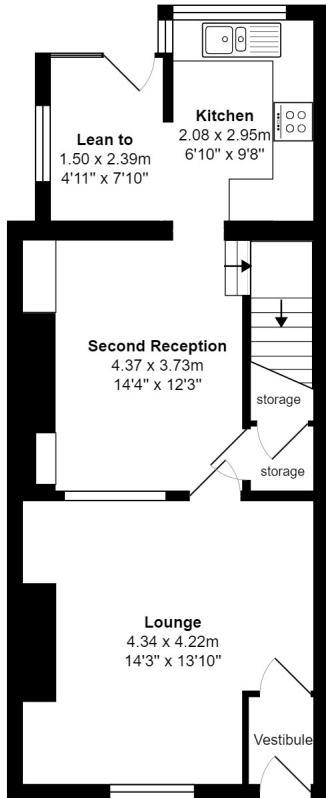
13' 00" x 7' 07" (3.96m x 2.31m)



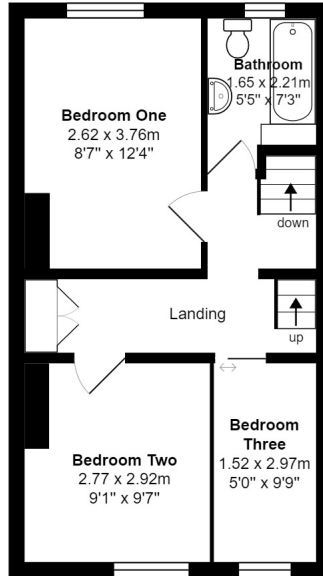
FLOORPLAN & EPC

East Street, Feniscowles, Blackburn

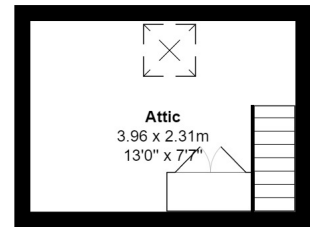
Total Area: 94.4 m² ... 1016 ft²
 All measurements are approximate and for display purposes only



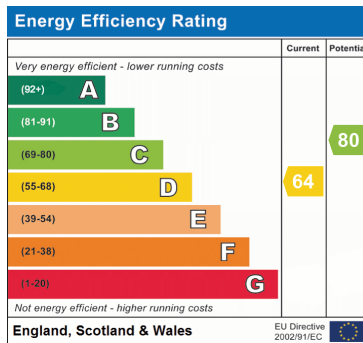
GROUND FLOOR



FIRST FLOOR



ATTIC



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.

