

Heys Close, Blackburn, Lancashire. BB2 4PF

£99,950 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

AN EXCITING OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS! Set in the popular residential location of Livesey stands this well presented terraced property with two reception rooms and three bedrooms ensuring plenty of space for modern family living. High interest is expected for this wonderful home and so early viewing is advised.

Upon entering this well appointed property through the composite front door, you are greeted by an entrance hallway which leads to the beautiful light filled lounge, offering a wonderful serene space to relax. The second reception room is currently utilized as a dining room and provides a superb space to entertain. You'll find ample storage in the kitchen in the form of base and eye level units with contrasting work surfaces which compliment the space perfectly. Completing the ground floor is a two piece wc in white - ideal for when guests visit. On the first floor, leading from the landing which provides access to the loft, is the master bedroom, bedroom two which is also a comfortable double, and a third good sized single bedroom. Completing the accommodation internally is the fully tiled, three piece wet room!

This lovely home is in a convenient spot in Livesey, within easy reach of an array of excellent amenities and transport links. There is an option to rent a garage for a small cost of £25 per month, as well as parking available to residents. Externally, this property benefits from a generous flagged garden which offers a superb, well maintained outdoor space to enjoy with the family. High interest is anticipated for this lovely home and so early viewing is encouraged.

FEATURES

- Ideal First Time Buy or Investment Opportunity
- Convenient Location of Livesey
- Well Presented Throughout
- Two Reception Rooms
- Three Bedrooms
- Delightful Flagged Rear Yard
- Parking Available
- Freehold
- Option to rent a garage
- Council Tax Band A; Not on a water meter



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, stairs to first floor, storage, composite front door, panel radiator.

Lounge

12' 03" x 12' 07" (3.73m x 3.84m) Carpet flooring, composite door to rear, panel radiator, TV point, uPVC double glazed window.

Dining Room

10' 07" x 8' 07" (3.23m x 2.62m) Tiled flooring, panel radiator, uPVC double glazed window, panel radiator.

Kitchen

10' 05" x 7' 07" (3.17m x 2.31 m) Range of fitted wall and base units with contrasting work surfaces, tiled flooring, space for electric oven, tiled splashback, plumbed for washing machine,, space for tumble dryer and fridge freezer, stainless steel sink and drainer, uPVC double glazed window.

W/C

4' 02" x 3' 00" (1.27m x 0.91m) Vinyl flooring, two piece in white, tiled splashback, uPVC double glazed window.

First Floor

Landing

Carpet flooring, loft access, storage, uPVC double glazed window.

Master Bedroom

12' 07" x 11' 07" (3.84m x 3.53m) Carpet flooring, panel radiator, uPVC double glazed window x 2.

Bedroom Two

12' 07" x 9' 09" (3.84m x 2.97m) Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

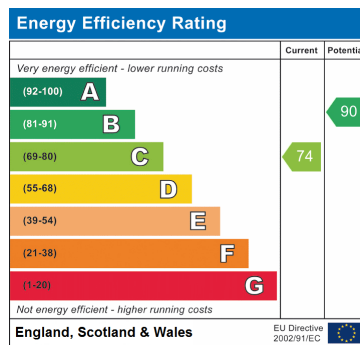
8' 09" x 6' 10" (2.67m x 2.08m) Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

6' 11" x 5' 07" (2.11m x 1.70m) Wet room flooring, three piece in white, electric shower over the bath, vanity unit, tiled floor to ceiling, radiator, frosted uPVC double glazed window.



EPC



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.