

116 Roman Road, Blackburn, Lancashire. BB1 2LA

Offers over £150,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

THREE BEDROOM PROPERTY WITH HUGE POTENTIAL AND NO CHAIN DELAY! Occupying an enviable plot in this popular location on Roman Road stands this well appointed property which offers spacious accommodation. Complete with a sizeable rear garden, this property has scope to develop subject to planning permission, ensuring this is an exciting opportunity not to be missed.

This property benefits from a freehold tenure and briefly comprises an entrance hallway housing the stairs to the first floor and benefits from under stair storage. The generous lounge is filled with natural light, due to the large bay window allowing pleasant views of nearby fields. The second reception room would make a fantastic secondary lounge which also would be an ideal space for dining, and features a gas fire as a beautiful central focal point in the room. Stepping in to the kitchen you'll find storage in the form of base and eye level units, with contrasting work surfaces and flooring, and space for under counter appliances. Completing the ground floor is a useful utility room where you'll find access to the laid to lawn rear garden. The master bedroom is located on the first floor and provides a great space to relax, with ample room for wardrobes. Two further single bedrooms are also present, making this the ideal home for a growing family. In addition to this is the three piece shower room which completes the internal accommodation.

This wonderful property is situated in a convenient location with great local amenities nearby, as well as schools and transport links allowing easy access into Blackburn and neighbouring towns. To the front of the property there is plenty of on street parking available. You'll discover a large laid to lawn garden to the rear, which allows for the property to be developed, subject to planning permission. Due to the location and potential this property holds, a high level of interest is expected, and so early viewing is essential.

FEATURES

- No Chain Delay
- Semi Detached Property In A Popular Location
- Well Appointed Accommodation
- Two Spacious Reception Rooms
- Three Bedrooms
- Potential To Develop Subject To Planning Permission
- Extensive Rear Garden
- Freehold
- Council Tax Band B, Not on a water meter



ROOM DESCRIPTIONS

Ground floor

Hallway

Carpet flooring, stairs to first floor, under stair storage, panel radiator x 2.

Lounge

12' 11" x 11' 03" (3.94m x 3.43m) Carpet flooring, gas fire with tiled hearth, panel radiator, uPVC double glazed bay window.

Dining Room

14' 7" x 13' 3" (4.45m x 4.04m) Carpet flooring, gas fire with tiled hearth and surround, panel radiator, uPVC double glazed window.

Kitchen

9' 9" x 8' 3" (2.97m x 2.51m) Range of fitted wall and base units with contrasting work surfaces, electric oven, gas hob, extractor fan, stainless steel sink, plumbed for washing machine, combi boiler, lino flooring, uPVC double glazed window.

Utility

10' 1" x 6' 9" (3.07m x 2.06m) Lino flooring, uPVC rear door to garden.

First Floor

Master Bedroom

15' 1" x 13' 00" (4.60m x 3.96m) Double bedroom with laminate flooring, panel radiator, uPVC double glazed window.

Bedroom Two

8' 11" x 8' 7" (2.72m x 2.62m) Laminate flooring, panel radiator, uPVC double glazed window.

Bedroom Three

9' 11" x 8' 3" (3.02m x 2.51m) Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

9' 00" x 5' 03" (2.74m x 1.60m) Three piece in white, shower enclosure, WC, sink, panel radiator, lino flooring, 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.