

Bolton Road, Blackburn, Lancashire. BB2 4GY

£80,000 Leasehold

REDUCED



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



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PROPERTY DESCRIPTION

WELL PRESENTED SECOND FLOOR APARTMENT IN EWOOD WITH NO CHAIN DELAY! This beautifully presented two bedroom apartment presents an exciting opportunity for any investor looking to achieve a rental income of £550PCM. Offering a great standard of ready to move in accommodation in this convenient location, this would make a fantastic hassle free purchase and must be viewed early to avoid disappointment!

This deceptively spacious property briefly comprises of an entrance hallway with storage cupboard, a large lounge with dual aspect windows, the kitchen contains ample storage through the range of eye level and base units, complemented with integrated appliances and space for under counter appliances. There is a good sized master bedroom with fitted wardrobes and en-suite, a second sizeable bedroom and a contemporary styled three piece bathroom suite in white.

Situated within walking distance to excellent amenities and motorway & transport links providing easy access to Blackburn, Darwen and surrounding towns, this property truly cannot be missed and so early viewing is essential!

FEATURES

- Ideal for Investors or First Time Buyers!
- No Chain Delay
- Potential Rental Income of £550pcm
- Master Bedroom with Fitted Wardrobes and En-Suite
- Spacious Open Plan Lounge/Kitchen
- Neutrally Decorated Throughout
- Move in Ready!
- Three Piece Bathroom Suite
- Council Tax Band A



ROOM DESCRIPTIONS

Second Floor

Entrance

The communal entrance leads into the inner hall.

Inner Hall

Electric storage heater, spotlights, smoke alarm and doors leading to the boiler room, to the bathroom, the open lounge/kitchen and two bedrooms.

Lounge/Kitchen

22' 01" x 11' 11" (6.73m x 3.63m)

Carpet flooring in the lounge with double glazed upvc windows. Kitchen has fitted wall and base units with contrasting work surfaces, integral washing machine, space for under counter appliances, electric hob, oven and extractor fan, tiled splash backs.

Bedroom 1

15' 08" x 13' 01" (4.78m x 3.99m)

Two UPVC double glazed windows, electric storage heater, television point, fitted storage and a door leading to the en-suite.

En-suite

7'1 x 4'9 (2.16m x 1.45m)

Heated towel radiator, three piece suite comprises: pedestal wash basin with mixer tap, dual flush WC, mains fed corner shower enclosure, spotlights, part-tiled elevations, shaver point, lino flooring and an extractor fan.

Bedroom Two

12' 02" x 8' 04" (3.71m x 2.54m)

UPVC double glazed window and a electric storage heater.

Storage

Boiler, shelving and space for storage

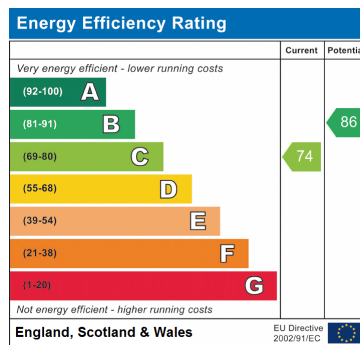
Bathroom

9' 00" x 4' 09" (2.74m x 1.45m)

Heated towel radiator, three piece suite comprises: pedestal wash basin with mixer tap, a panelled bath with traditional taps, dual flush WC, spotlights, part-tiled elevations, shaver point, tile effect flooring and an extractor fan.



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.