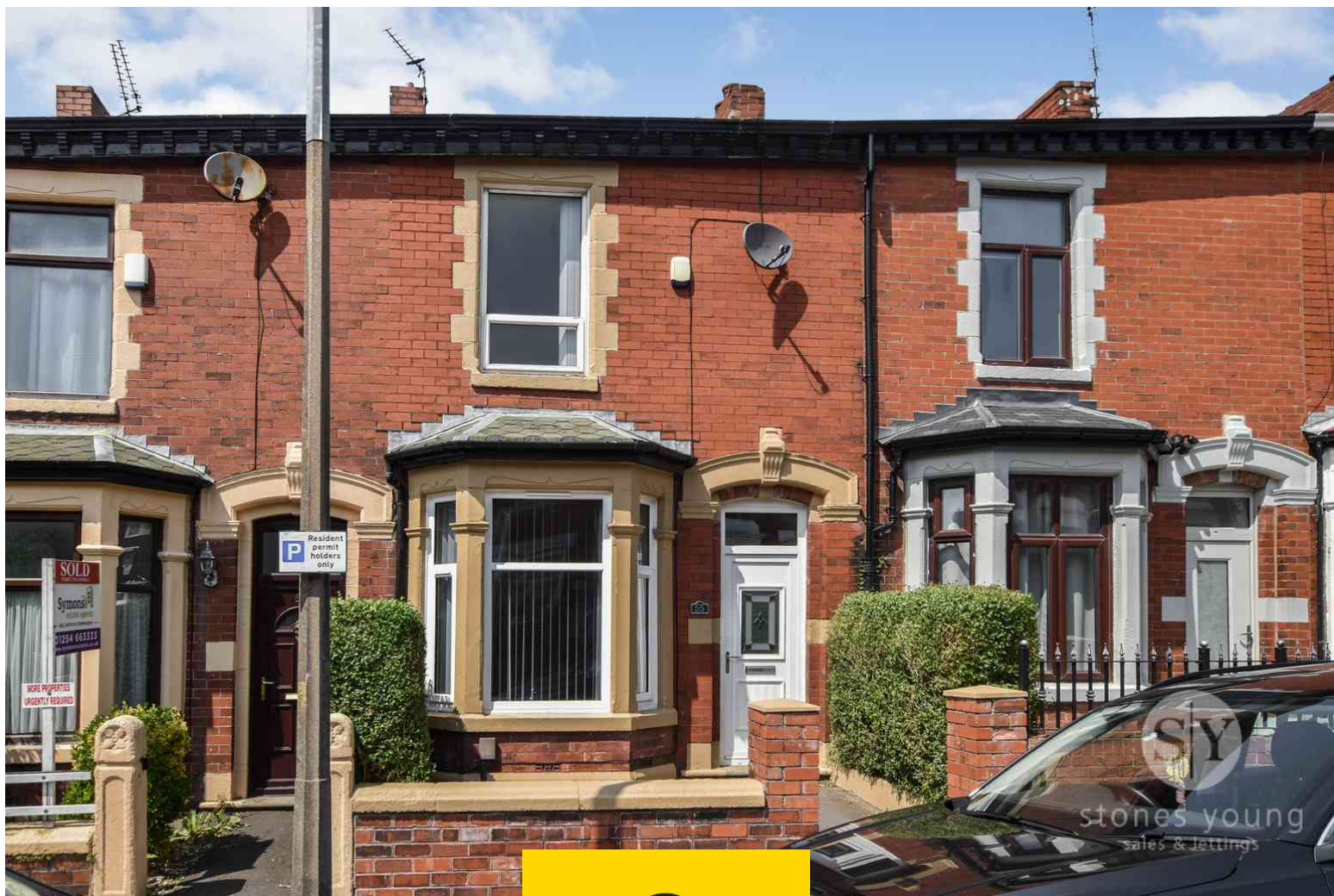


Lynthorpe Road, Blackburn, Lancashire. BB2 3PB

£110,000 Leasehold

FOR SALE



stones young
sales & lettings

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

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PROPERTY DESCRIPTION

EXCELLENT OPPORTUNITY WITH NO CHAIN DELAY FOR INVESTORS AND FIRST TIME BUYERS ALIKE! Set in this popular residential location, stands this well appointed mid terraced property boasting two reception rooms and three bedrooms. Early viewing is advised as this property is expected to be popular!

Upon entering this well presented property you are greeted by a brief entrance vestibule and hallway with stairs leading to the first floor. The first reception room, which is neutrally decorated and benefits from a large bay window, is a versatile room, ideal for dining or a lounge area. The generous second reception room provides a wonderful space for the family to relax, again benefitting from a large window overlooking the rear yard. The kitchen benefits from ample storage in the form of base and eye level units in a wood effect finish, with contrasting work surfaces and tiled flooring. On the first floor, you'll find the spacious master bedroom as well as a second and third single bedroom. Completing this property internally is the three piece family bathroom suite in white, with a mains fed shower over the bath. The property is neutrally decorated throughout and is warmed through gas central heating.

On street parking is fully available directly to the front of the property as well as a small front garden providing a comfortable space between the front door and pavement, and to the rear there is an enclosed yard with dry storage areas which also provides the perfect space for a laundry room with plumbing for utilities.

FEATURES

- Two Spacious Reception Rooms
- Three Bedrooms
- Spacious Rear Yard
- Council Tax Band A
- No Chain Delay!
- On Street Parking
- Leasehold
- Popular Location Close To Amenities
- Neutral Décor Throughout
- Outside Storage With Plumbing For Utilities
- New Combi Boiler with 5 year guarantee



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Laminate flooring, uPVC front door, gas meter, picture rail, feature tiled wall.

Hallway

10' 09" x 3' 02" (3.28m x 0.97m) Laminate flooring, stairs to first floor, picture rail, ceiling coving, panel radiator.

Lounge

10' 05" x 14' 02" (3.17m x 4.32m) Laminate flooring, electric fire, picture rail, ceiling coving, uPVC bay window, panel radiator, TV point, phone point.

Second Reception Room

13' 11" x 13' 03" (4.24m x 4.04m) Laminate flooring, uPVC window, picture rail, ceiling coving, under stairs storage cupboard, panel radiator.

Kitchen

9' 00" x 6' 09" (2.74m x 2.06m) Range of fitted wall and base units and contrasting work surfaces, tiled flooring, electric hob and oven, extractor fan, space for fridge freezer, space and plumbing for washing machine, stainless steel sink and drainer, ceiling spotlights, uPVC window and door to rear.

First Floor

Landing

7' 08" x 8' 02" (2.34m x 2.49m) Carpet flooring, storage cupboard, loft access.

Master Bedroom

14' 02" x 11' 11" (4.32m x 3.63m) Carpet flooring, picture rail, uPVC window, panel radiator, TV point, phone point.

Bedroom Two

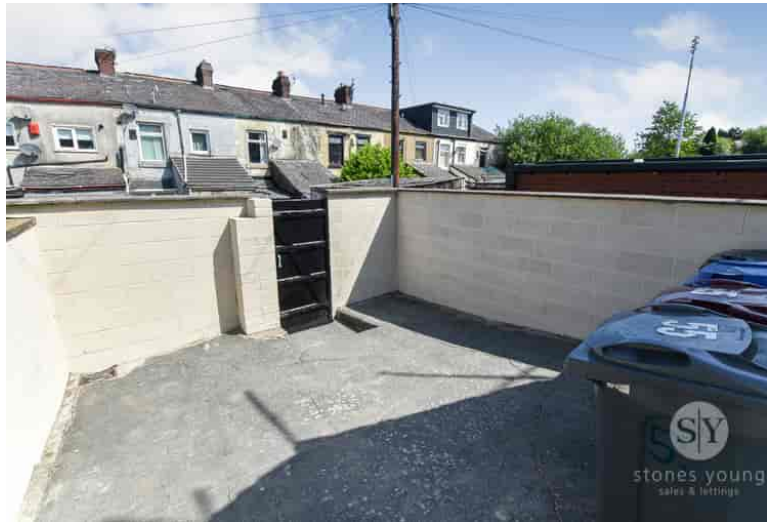
8' 01" x 8' 00" (2.46m x 2.44m) Carpet flooring, picture rail, uPVC window, panel radiator, TV point, phone point.

Bedroom Three

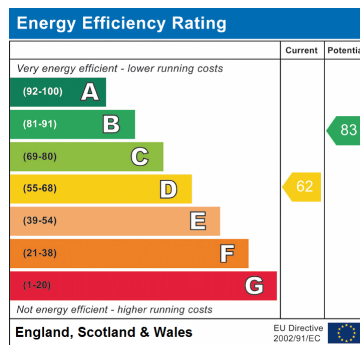
10' 10" x 5' 09" (3.30m x 1.75m) Carpet flooring, uPVC window, panel radiator, TV point, phone point.

Bathroom

7' 07" x 5' 11" (2.31m x 1.80m) Three piece suite in white, mains fed shower over bath, extractor fan, lino flooring, ceiling spotlights, heated towel radiator.



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.