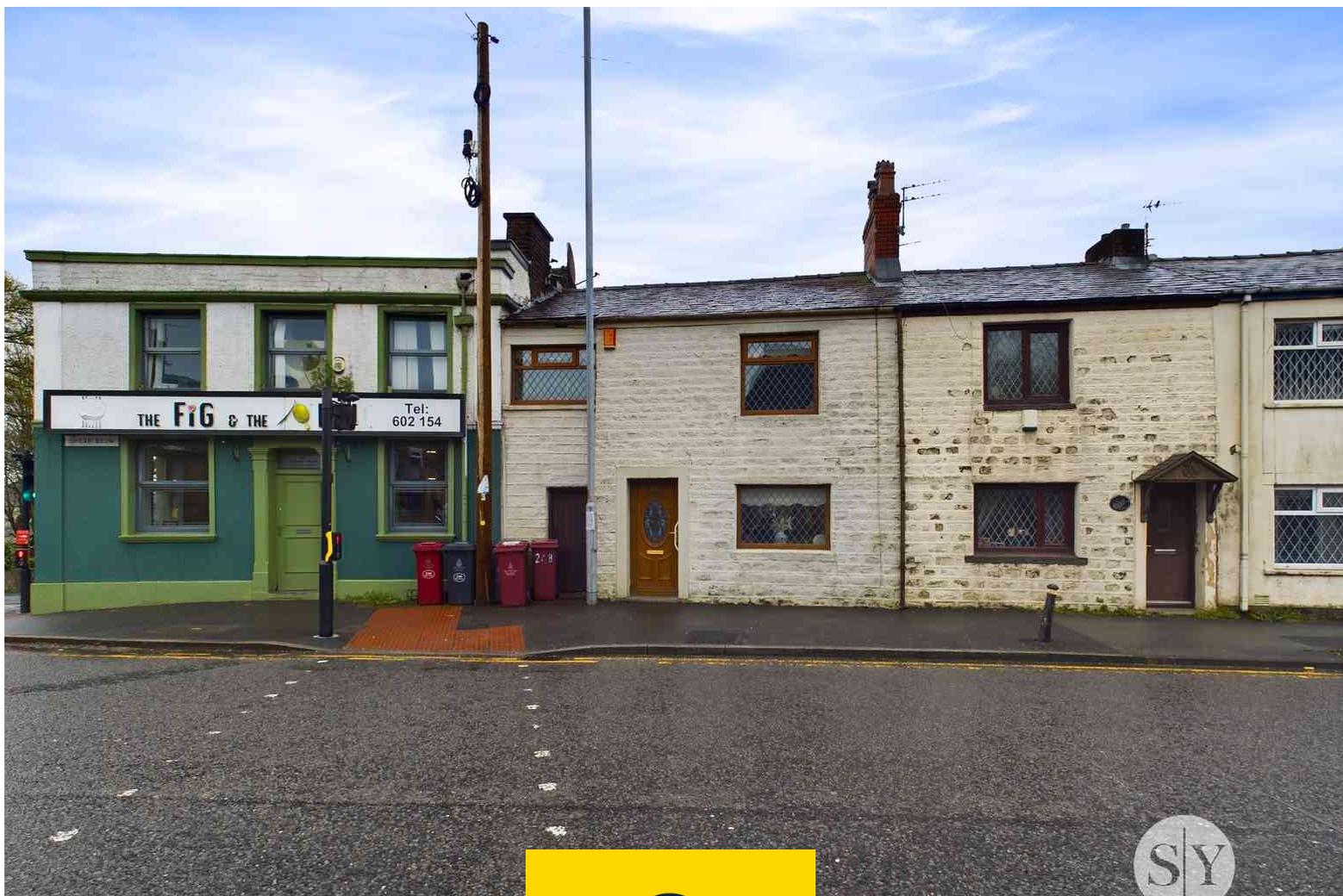


Shear Brow, Blackburn, Lancashire. BB1 8DS

£120,000 Freehold

FOR SALE



stones young  
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## PROPERTY DESCRIPTION

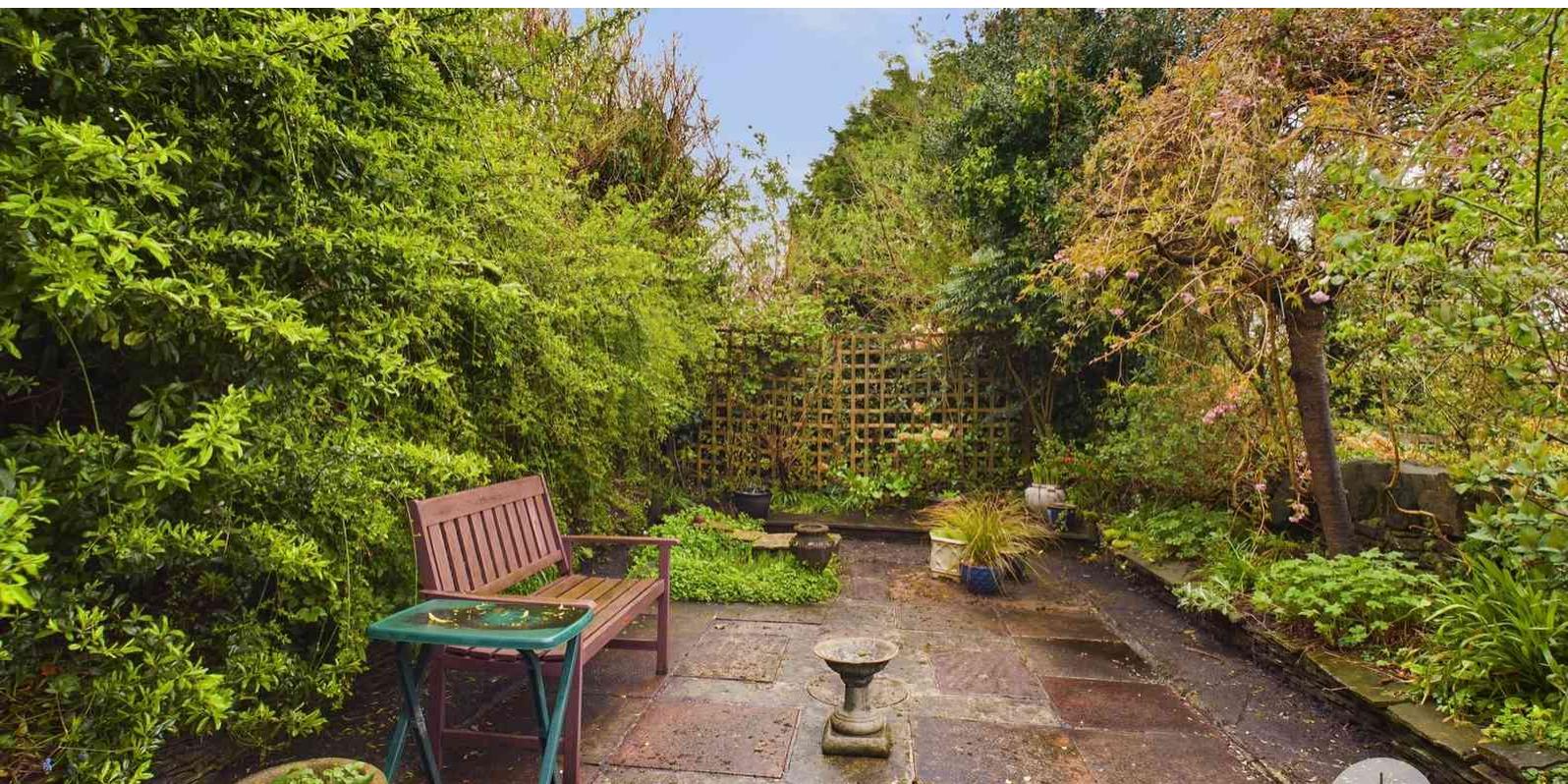
**\*IDEAL OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE IN SOUGHT AFTER LOCATION OF SHEAR BROW!\*** This well appointed, stone built mid terraced property is presented to the market with no chain delay! Offering three bedrooms and neutral décor throughout, this move in ready property is perfect for first time buyers and investors alike and must be viewed early as high interest is expected.

This property benefits from a freehold tenure and briefly comprises an entrance vestibule leading into the characterful lounge, featuring wood beams and space for an electric fire, creating a relaxing space. This flows well into the second reception room which provides the perfect dining space and has stairs leading to the first floor. The kitchen provides storage in the form of base and eye level units and space for various integrated appliances. The first floor houses the master bedroom which boasts a light and airy space with fitted units. Bedroom two is also a well sized double overlooking the rear garden and bedroom three is a comfortable single. Completing the property internally is the two piece family bathroom suite in cream.

Shear Brow is an enviable location due to being within close proximity to local places of worship, great schools and amenities. To the rear you'll find a good sized garden which features a patio, along with a laid to lawn area, which is bordered by mature trees and hedges providing privacy to the home. Due to the great location and no chain delay, early viewing is advised for this fantastic property!

## FEATURES

- Stone build mid terraced property
- Three bedrooms
- Sought after Shear Brow location
- No chain delay!
- Council Tax Band B
- Not on a water meter
- Freehold
- Private rear garden



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Original tiled flooring, double glazed uPVC front door.

#### Lounge

Carpet flooring, wood beams, space for electric fire, panel radiator, TV point, uPVC double glazed window.

#### Dining Room

Carpet flooring, storage cupboard, space for electric fire, panel radiator.

#### Kitchen

Range of fitted wall and base units and contrasting work surfaces, carpet flooring, stainless steel sink and drainer, space for fridge, 4x ring gas hob, electric oven, plumbed for washing machine, storage cupboard, tiled splashbacks, ceiling spotlights, uPVC double glazed wooden framed window and door to rear.

### First Floor

#### Landing

Carpet flooring, storage cupboard.

#### Bedroom One

Carpet flooring, built in storage, uPVC double glazed window, panel radiator.

#### Bedroom Two

Carpet flooring, built in storage, uPVC double glazed window, panel radiator.

#### Bedroom Three

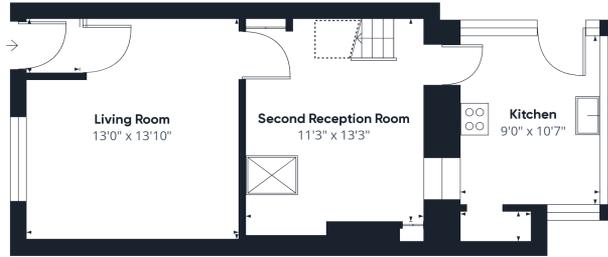
Carpet flooring, uPVC double glazed window, panel radiator.

### Bathroom

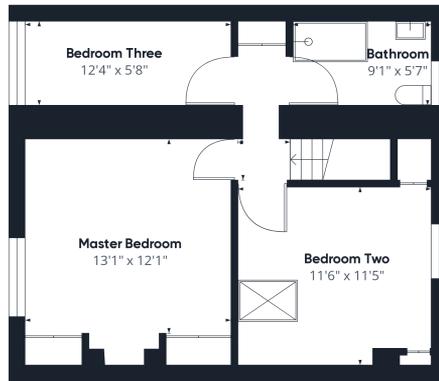
Wet room flooring, two piece suite in cream, wet room shower, tiled splashbacks, uPVC double glazed window.



# FLOORPLAN



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

923.47 ft<sup>2</sup>

Reduced headroom

11.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

