

New Wellington Street, Blackburn, Lancashire. BB2 4HA

Offers Over £130,000 Freehold

FOR SALE



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

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*STUNNING THREE BEDROOM MID TERRACED PROPERTY WITH NO CHAIN!\*** Situated in the popular residential area of Mill Hill, close to excellent amenities, this deceptively spacious family home. Fully renovated to an exacting standard and benefitting from generous room sizes with high ceilings, on street parking and an enclosed rear yard, this property holds all the elements for a wonderful family home and must be viewed early to avoid disappointment.

Upon entering this beautiful property, you are greeted by an entrance vestibule and hallway with stairs leading to the first floor. The first reception room, which is decorated in a modern colour pallet and has a feature fireplace as the focal point in the room. The generous second reception room opens into the newly fitted kitchen and offers a versatile space to host a stunning living/kitchen area or kitchen/diner. The contemporary kitchen benefits from brand new wall and base units, worktops and fitted appliances which gives a premium feel to the home. On the first floor, you'll find the spacious master bedroom benefitting from dual windows which allow natural light to flood the room. Bedroom two is a comfortable double which features original built in storage cupboards. The third bedroom works wonderfully as a single room or as an increasingly important office for those working from home. Completing this property internally is the beautiful three piece family bathroom suite in white, with a mains fed shower over the bath, wc. sink and heated towel rail. The property is warmed through gas central heating and benefits from double glazed windows throughout.

This well appointed property has wonderful curb-appeal as a garden fronted terraced home with fresh black windows and front door. It is situated within walking distance to the excellent array of amenities available in Mill Hill, including a pharmacy, post office, convenience stores and beauty salons; it is also within walking distance of Mill Hill train station and numerous local bus routes. On street parking is available to the front of this property and to the rear there is an enclosed yard. Internal viewing is highly advised for this superb home!

## FEATURES

- Stunning Garden Fronted Terraced
- Renovated To A High Standard Throughout
- No Chain Delay
- Council Tax Band A
- Brand New Bathroom Suite
- Contemporary Kitchen



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Laminate flooring, uPVC double glazed door, ceiling coving, cupboard housing gas meter.

#### Hallway

Laminate flooring, ceiling coving, original decorative ceiling, stairs to first floor, panel radiator.

#### Lounge

13' 07" x 11' 10" (4.14m x 3.61m) Carpet flooring, feature fireplace, ceiling coving, uPVC double glazed window, panel radiator, TV point.

#### Second Reception Room

15' 08" x 14' 08" (4.78m x 4.47m) Laminate flooring, feature fireplace, under stairs storage, ceiling coving, uPVC double glazed window, panel radiator, TV point.

#### Kitchen

9' 08" x 7' 10" (2.95m x 2.39m) Range of fitted wall and base units and contrasting work surfaces, tiled splashbacks, integral electric hob and oven, extractor fan, microwave, space for fridge freezer, cupboard housing boiler, stainless steel sink and drainer, ceiling spotlights, uPVC double glazed window and door.

### First Floor

#### Landing

Carpet flooring, spindle balustrade, loft access.

#### Bedroom One

15' 08" x 10' 10" (4.78m x 3.30m) Carpet flooring, uPVC double glazed window x2, panel radiator, TV point.

#### Bedroom Two

10' 01" x 6' 10" (3.07m x 2.08m) Carpet flooring, built in original cupboard, uPVC double glazed window, panel radiator.

#### Bedroom Three

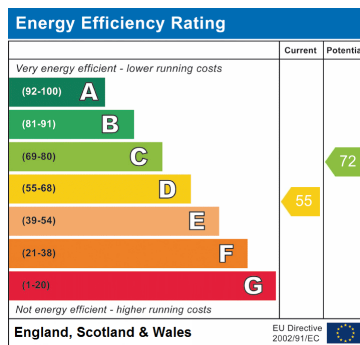
10' 01" x 7' 04" (3.07m x 2.24m) Carpet flooring, uPVC double glazed window, panel radiator, TV point.

#### Bathroom

7' 03" x 8' 07" (2.21m x 2.62m) Three-piece suite in white, mains fed shower over bath, panel splashbacks, vanity unit, housing sink, lino tiled 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.