

Lynwood Road, Blackburn, Lancashire. BB2 6HL

£165,000 Freehold

FOR SALE



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



stones young  
sales & lettings

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*SPACIOUS THREE BEDROOM MID TERRACED PROPERTY IN SOUGHT AFTER REVIDGE LOCATION!\*** Situated on Lynwood Road stands this well appointed property, offering a great standard of accommodation throughout. Boasting two generous reception rooms this property provides a great opportunity for a family looking to reside in this superb location. Early viewing is essential.

Upon entering this wonderful property you are greeted by an entrance vestibule and hallway with stairs leading to the first floor. The neutrally decorated lounge provides a beautiful place to relax with ample natural light and recently fitted flooring. The second reception room benefits from under stair storage and French doors flowing out to the enclosed rear garden. Stepping in to the kitchen there are base and eye level units in white providing storage, with marble effect counter tops, along with space for under counter appliances. On the first floor, leading from the spacious landing which is complete with storage, is the master bedroom featuring mirrored fitted wardrobes ensuring the space is maximized. Two further single bedrooms are present both of which benefit from built in wardrobes. Completing the internal accommodation is the three piece bathroom suite in white. The property is warmed through gas central heating and benefits from double glazing throughout. Solar panels have recently been installed ensuring lower household bills.

Revidge is an enviable location due to being within the catchment area of excellent schools, amenities and places of worship. On street parking is fully available directly to the front of this attractive, garden fronted home. To the rear there is a well presented enclosed yard benefitting from a storage shed with power. Early viewing is advised for this beautifully presented home as high interest is expected due to the superb location and standard of accommodation on offer.

## FEATURES

- Well Appointed Mid Terrace Property
- Sought After Revidge Location
- Two Spacious Reception Rooms
- Three Bedrooms
- Garden Fronted & Enclosed Rear Yard
- On Street Parking Available
- Recently Fitted Carpets
- Solar Panels
- Council Tax Band A
- Freehold ; Not on a Water Meter



## ROOM DESCRIPTIONS

### Ground floor

#### Vestibule

Laminate flooring, ceiling coving, cupboard housing meters, uPVC front door with stained glass.

#### Hallway

Laminate flooring with lighting, ceiling coving, stairs to first floor, panel radiator.

#### Lounge

11' 06" x 11' 06" (3.51m x 3.51m) Carpet flooring, panel radiator, uPVC double glazed window.

#### Second Reception Room

14' 07" x 12' 03" (4.45m x 3.73m) Carpet flooring, under stair storage, uPVC French doors leading in to rear garden, panel radiator, TV point, phone point.

#### Kitchen

8' 05" x 6' 05" (2.57m x 1.96m) Range of fitted wall and base units in white with contrasting marble effect work surfaces, space for under counter appliances to include a fridge and freezer, plumbed for washing machine, wall mounted Baxi boiler, tiled flooring, 1 1/2 sink and drainer, loft access - fully boarded and insulated, uPVC window, uPVC rear door.

### First Floor

#### Landing

Carpet flooring, storage cupboard, skylight.

#### Master Bedroom

11' 07" x 8' 01" (3.53m x 2.46m) Carpet flooring, built in wardrobes with space saving sliding doors, panel radiator, uPVC double glazed window.

#### Bedroom Two

10' 02" x 6' 06" (3.10m x 1.98m) Carpet flooring, built in wardrobes, panel radiator, uPVC double glazed window.

#### Bedroom Three

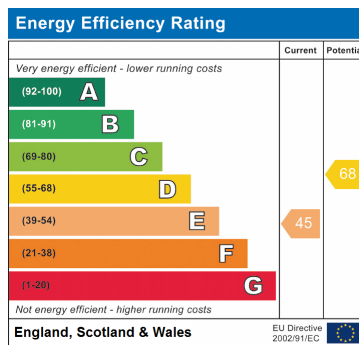
10' 07" x 5' 03" (3.23m x 1.60m) Carpet flooring, built in wardrobes, panel radiator, uPVC double glazed window.

#### Bathroom

11' 09" x 4' 10" (3.58m x 1.47m) Three piece in white with corner bath and mains fed shower attachment, lino flooring, panel radiator, uPVC double glazed frosted window.



# 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.