

Downham Street, Blackburn, Lancashire. BB2 6NY

£150,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

SPACIOUS THREE BEDROOM, END TERRACED PROPERTY IN POPULAR WENSLEY FOLD LOCATION WITH LARGE REFURBISHED BASEMENT! This well appointed property offers a great standard of accommodation with two generous reception rooms, ensuring enough internal space for modern family living. This fantastic property benefits from off road parking setting it apart from the rest! Early viewing is highly advised.

Upon entering this well presented property, which benefits from a freehold tenure, you are greeted by an entrance vestibule and hallway which leads beautifully into the versatile lounge. The generous second reception room provides a relaxing space, featuring an electric fire with a wood surround. Stairs lead from this room to the first floor. In the kitchen, you'll find ample storage in the form of base and eye level units in a modern white finish, with an integral Cooke & Lewis oven. On the first floor leading from the landing, where the loft can be accessed, is the master bedroom which benefits from fitted wardrobes, ensuring the space is utilised perfectly. Bedroom two is a comfortable double and features beautiful décor. Completing this property internally is the third single bedroom and the contemporary four piece family bathroom suite, featuring modern grey tiling. This wonderful property benefits from a large, versatile basement, accessed via the back garden, which has recently been refurbished which spans the full length of the property. The property is warmed through gas central heating and benefits from double glazing throughout.

Wensley Fold is a popular residential location due to being within close proximity to Blackburn town centre, as well as many excellent amenities within walking distance. This end terraced property benefits from a flagged front garden and off road parking to the rear, as well as an enclosed yard. Additional on street parking is fully available to the front and side of the property. Due to the location and accommodation on offer, high interest is expected, and so early viewing is advised.

FEATURES

- Deceptively spacious end terraced property
- Popular Wensley Fold location
- Large, refurbished basement!
- Well appointed accommodation
- Two spacious reception rooms
- Three bedrooms
- Fitted wardrobes in master bedroom
- Off road parking
- Rear yard
- Council Tax band A, Not on a water meter



ROOM DESCRIPTIONS

Ground floor

Vestibule

Tiled flooring, double glazed upvc front door.

Hallway

Carpet flooring, ceiling coving, alarm system, panel radiator.

Lounge

11' 10" x 10' 05" (3.61m x 3.17m)

Carpet flooring, ceiling coving, electric fire, cupboard housing meters, double glazed upvc window, panel radiator.

Second reception room

16' 04" x 14' 07" (4.98m x 4.45m)

Carpet flooring, electric fire with wood surround, stairs to first floor, panel radiator.

Kitchen

9' 09" x 7' 03" (2.97m x 2.21m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, tiled flooring, integral Cooke & Lewis electric oven, gas hob, extractor fan, ceiling spot lights, door to rear garden, double glazed upvc window.

First floor

Landing

Carpet flooring, loft access.

Bedroom one

13' 04" x 11' 10" (4.06m x 3.61m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

Bedroom two

9' 02" x 9' 08" (2.79m x 2.95m)

Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

Bedroom three

8' 11" x 7' 04" (2.72m x 2.24m)

Single bedroom with carpet flooring, double glazed upvc window, panel radiator.

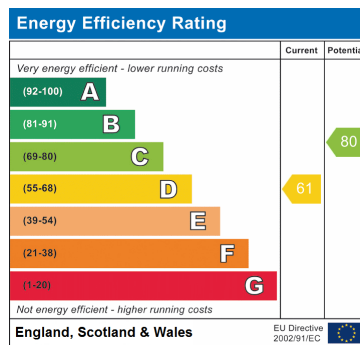
Bathroom

9' 07" x 6' 04" (2.92m x 1.93m)

Tiled flooring, four piece in white, tiled splash backs, tiled floor to ceiling, panel radiator, double glazed upvc 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.