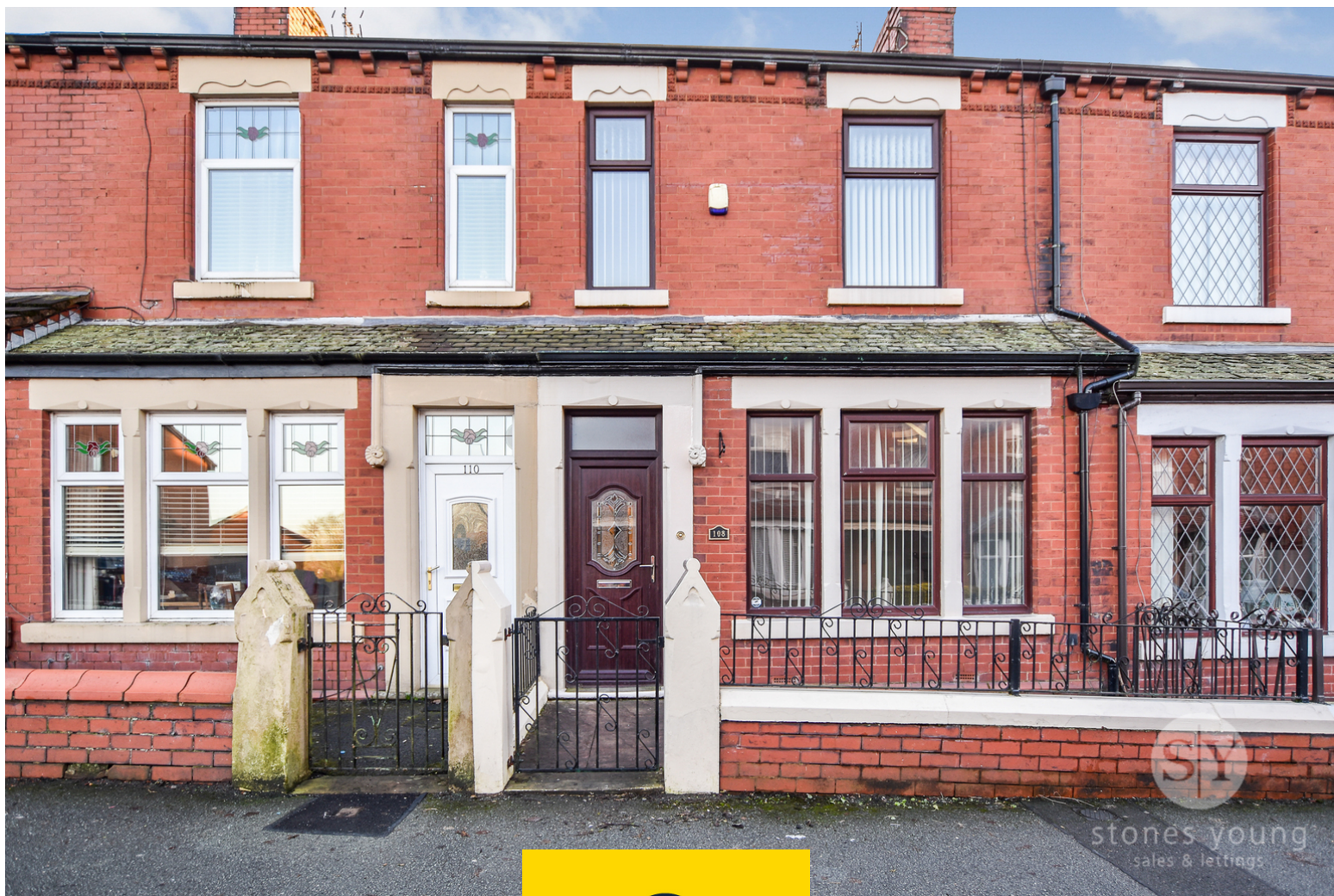


New Wellington Street, Blackburn, Lancashire. BB2 4HA

Offers over £100,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

AN EXCELLENT FIRST TIME BUY IN MILL HILL! THREE BEDROOM MID TERRACED PROPERTY WITH NO CHAIN! Situated in this convenient location, close to excellent amenities stands this deceptively spacious family home. 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 starter home and must be viewed early to avoid disappointment.

This fantastic property benefits from a freehold tenure and briefly comprises an entrance vestibule and hallway leading into the lounge. The lounge provides a generous space which is filled with natural light via the large double glazed window. Beautifully decorated and benefitting from an electric fire, this room holds a relaxing ambience and presents a wonderful space to enjoy with the family. The second reception room also features a feature fire and benefits from all important under stair storage. The kitchen features base and eye level units in a high gloss finish, with contrasting work surfaces and space for under counter appliances.

On the first floor, leading from the landing which provides access to the loft, is the large master bedroom benefitting from two double glazed windows and bedroom two, which features built in storage housing the combi boiler which was installed in May 2021 with a five year warranty. Completing this property internally is the third bedroom and the three piece family bathroom suite in white, featuring contemporary tiling and a shower over the bath. The property is warmed through gas central heating and benefits from double glazing throughout.

This well appointed property 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. On street parking is available to the front of this property and to the rear there is an enclosed yard with a shed, ideal for storage. Internal viewing is highly advised for this superb home!

FEATURES

- Deceptively spacious mid terraced property
- Boiler installed 2021 with 5 year warranty
- Two generous reception rooms
- Three bedrooms
- Freehold
- Ideal first time buy!
- No chain delay
- Garden fronted
- Enclosed yard to the rear
- Council tax band A



ROOM DESCRIPTIONS

Ground floor

Vestibule

uPVC double glazed door, mat flooring, original wall tiles, ceiling coving.

Hallway

Carpet flooring, dado rail, picture rail, wooden internal door, panel radiator, stairs to first floor.

Lounge

13' 06" x 11' 10" (4.11m x 3.61m) Carpet flooring, feature fireplace, ceiling coving, ceiling rose, picture rail, panel radiator, TV point, phone point, uPVC double glazed window.

Second Reception Room

15' 08" x 14' 08" (4.78m x 4.47m) Carpet flooring, electric fire in decorative fireplace, ceiling coving, ceiling rose, under stair storage, panel radiator, TV point, phone point.

Kitchen

9' 04" x 7' 09" (2.84m x 2.36m) Range of fitted wall and base units wond contrasting work surfaces, integral electric oven, hob & extractor, plumbed for washing machine and dishwasher, space for fridge freezer, tiled splashback, tiled flooring, ceiling spotlights, breakfast bar, access to small loft, panel radiator, uPVC double glazed window and door.

First floor

Landing

Carpet flooring, spindle balustrade, loft access.

Master bedroom

15' 09" x 10' 11" (4.80m x 3.33m) Carpet flooring, ceiling coving, picture rail, panel radiator, TV point, uPVC double glazed window x 2.

Bedroom two

10' 00" x 7' 01" (3.05m x 2.16m) Carpet flooring, built in wardrobe housing boiler, panel radiator, TV point, uPVC double glazed window.

Bedroom three

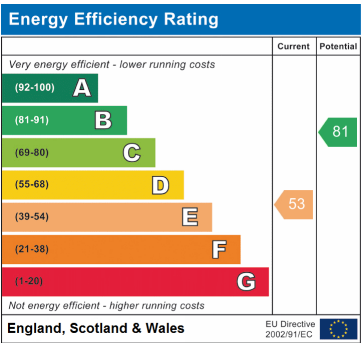
10' 00" x 7' 01" (3.05m x 2.16m) Carpet flooring, uPVC double glazed window, panel radiator, TV point.

Family bathroom

6' 11" x 5' 06" (2.11m x 1.68m) Three piece in white with mains fed shower over P shaped bath. Tiled floor to ceiling, tiled flooring, wall mounted mirror, heated towel radiator, storage cupboard, ceiling spotlights.



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.