

Accrington Road, Blackburn, Lancashire. BB1 2AL

£79,950 Leasehold

FOR SALE



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

EXCELLENT INVESTMENT OPPORTUNITY OR FIRST TIME BUY IN THE POPULAR LOCATION OF INTACK! Set in this convenient area, close to Blackburn town centre, stands this well appointed two bedroom terraced property with attic room, presented to the market with no chain delay! High interest is expected and so early viewing is highly advised!

This mid terraced property briefly comprises an entrance vestibule leading into the spacious 14ft lounge which provides an excellent space for the family to relax. The kitchen is a generous space with base and eye level units in a wood effect to provide storage. There is also space for a dining table and under counter and free standing appliances.

On the first floor, leading from the landing is the master bedroom which has ample space for wardrobes and storage. The internal accommodation is completed by bedroom two which is a good size, and the three piece family bathroom suite with a shower over the bath. The attic is also accessed from the second bedroom.

Intack is a popular residential location due to being within easy reach of Blackburn town centre as well as fantastic amenities within walking distance. The property is also nearby to excellent bus routes into Blackburn and Accrington. This garden fronted property benefits from on street parking and an enclosed yard to the rear. Early viewing is essential for this superb property as high interest is expected.

FEATURES

- Two Double Bedrooms
- Kitchen Diner
- No Chain Delay
- Council Tax Band A
- Perfect Investment Opportunity
- Popular Location Of Audley



ROOM DESCRIPTIONS

Ground Floor

Hallway

Tiled flooring, stairs to first floor, double glazed upvc front door, panel radiator.

Lounge

14' 02" x 13' 10" (4.32m x 4.22m)

Laminate flooring, x2 double glazed upvc windows, panel radiator, TV point, phone point.

Kitchen/Diner

11' 09" x 10' 10" (3.58m x 3.30m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, integral electric oven, gas hob, stainless steel sink and drainer, ceiling coving, space for fridge freezer, double glazed upvc window, panel radiator.

Basement

Basement 1

13' 04" x 12' 09" (4.06m x 3.89m)

Plumbed for washing machine, panel radiator.

Basement 2

11' 08" x 9' 02" (3.56m x 2.79m)

With fitted wall and base units.

First Floor

Landing

Carpet flooring.

Bedroom One

14' 05" x 11' 10" (4.39m x 3.61m)

Double bedroom with carpet flooring, x2 double glazed upvc windows, panel radiator.

Bedroom Two

18' 01" x 6' 08" (5.51m x 2.03m)

Double bedroom with carpet flooring, stairs to loft room, double glazed upvc window, panel radiator.

Bathroom

10' 01" x 7' 00" (3.07m x 2.13m)

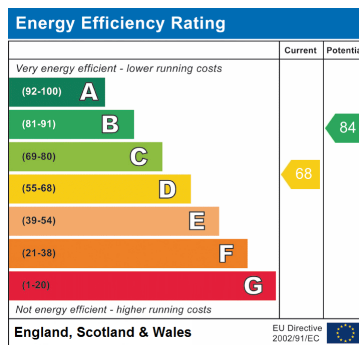
Three piece in white with corner bath mains fed mixer tap over bath, tiled flooring, tiled splash backs, built in storage, heated towel radiator, double glazed upvc window.

Attic

Loft Room



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.