

Nook Terrace, Blackburn, Lancashire. BB2 4SW

£125,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*STYLISH & CONTEMPORARY TWO BEDROOM MID TERRACED PROPERTY WITH NO ONWARD CHAIN\*** Set in the enviable location of Cherry Tree on Nook Terrace, stands this modern mid terraced property boasting an immaculate standard of accommodation. This polished property offers an exciting opportunity especially for first time buyers. Early viewing is essential.

This gorgeous property benefits from a freehold tenure and briefly comprises an attractive, tastefully decorated space which is filled with natural daylight. The second reception room is a stylish space decorated in alluring tones of blue, with an upright radiator and patio doors flowing out beautifully to the rear flagged garden. You'll find ample storage in the kitchen in the form of base and eye level units with contrasting counter tops and wood effect laminate flooring which compliment this bright space perfectly. The master bedroom is located on the first floor which is a generous modish space with a relaxing feel. Completing this property internally is bedroom two which is a good sized single bedroom, and the luxurious three piece bathroom suite in white, with attractive tiling in an aesthetically pleasing grey colour palette. This property is warmed through gas central heating and benefits from double glazing throughout.

This well appointed property benefits from a flagged garden to the front, as well as on street parking. To the rear there is a low maintenance enclosed yard which is the ideal place to soak up the sun. The property is positioned within the catchment area of great schools and excellent amenities, as well as Witton Park where beautiful walks can be enjoyed, along with family activities. This property is expected to be popular and so early viewing is highly advised.

## FEATURES

- Sought After Cherry Tree Location
- Stylish Mid Terraced Property
- Two Beautifully Decorated Reception Rooms
- Immaculate Fitted Kitchen
- Two Bedrooms
- Contemporary 3-pce Bathroom
- Garden Fronted With On Street Parking
- Enclosed Low Maintenance Yard
- Freehold
- Council Tax Band A; Not on a water meter



## ROOM DESCRIPTIONS

### Ground floor

#### Lounge

14' 06" x 12' 07" (4.42m x 3.84m) Laminate flooring, ceiling coving, uPVC front door, cupboard housing meters, panel radiator, uPVC double glazed window.

#### Dining Room

16' 05" x 14' 05" (5.00m x 4.39m) Laminate flooring, ceiling coving, storage, patio doors to rear garden, panel radiator.

#### Kitchen

11' 08" x 6' 05" (3.56m x 1.96m) Range of fitted wall and base units with contrasting work surfaces, laminate flooring, x4 ring electric hob, extractor fan, space for fridge freezer, plumbed for washing machine, ceiling spotlights, panel radiator, uPVC double glazed window x 2.

### First Floor

#### Master Bedroom

14' 01" x 12' 02" (4.29m x 3.71m) Carpet flooring, panel radiator, uPVC double glazed window.

#### Bedroom Two

15' 09" x 6' 11" (4.80m x 2.11m) Laminate flooring, panel radiator, uPVC double glazed window.

#### Bathroom

9' 00" x 6' 03" (2.74m x 1.91m) Laminate flooring, three piece in white, tiled splashback, electric shower over the bath, ceiling spotlights, storage cupboard, heated towel radiator, frosted uPVC double glazed window.







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.