

Moorgate Street, Blackburn, Lancashire. BB2 4EZ

£119,950 Leasehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

RECENTLY RENOVATED THREE BEDROOM SEMI-DETACHED PROPERTY WITH NO CHAIN DELAY! Set in this convenient area, close to Blackburn town centre, stands this well appointed semi-detached property which is presented to the market with no chain delay. This property would make an excellent, hassle free purchase and ideal for a first time buyer or investor looking for a property in this popular location!

Walking through the property into the hallway the first room you will find is the lounge which has a large bay window allowing plenty of natural light to flood the room. The newly fitted kitchen comprises of wall and base units with contrasting work surfaces with an array of integrated appliances such as oven, hob and extractor fan leaving space for fridge freezer and washing machine. The kitchen also has enough space to fit a dining table. On the first floor off the landing you will find two double bedrooms along with a single bedroom. Completing the property internally is the modern fully tiled three piece bathroom. The property has gas central heating and is fully double glazed throughout.

Externally the property has a low maintenance front garden along with a good sized rear garden. There is driveway parking with plenty of on street parking which can be found to the front of the property along this quiet residential road in Mill Hill. The property benefits from being located close to transport links, amenities and good local schools. Overall, this property would make the ideal investment purchase or first time buy and so early booking is essential!

FEATURES

- Spacious Semi-Detached Property
- Ideal First Time Buy Or Investment
- Potential Rental Income of £675pcm
- Recently Renovated
- Three Bedrooms
- Driveway Parking
- No Chain Delay
- Single Detached Garage
- Council Tax Band A
- Front & Rear Gardens



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet mat, stairs to first floor, double glazed upvc front, panel radiator.

Lounge

13' 05" x 11' 01" (4.09m x 3.38m)

Carpet flooring, panel radiator, double glazed upvc window.

Kitchen

12' 11" x 9' 08" (3.94m x 2.95m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, x4 ring gas hob, electric oven, extractor fan, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, tiled splash backs, space for dining table, double glazed upvc window and patio doors to the rear garden, panel radiator.

First Floor

Landing

Carpet flooring, double glazed upvc window.

Bedroom One

12' 06" x 8' 07" (3.81m x 2.62m)

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

Bedroom Two

9' 06" x 8' 02" (2.90m x 2.49m)

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

Bedroom Three

7' 08" x 5' 00" (2.34m x 1.52m)

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

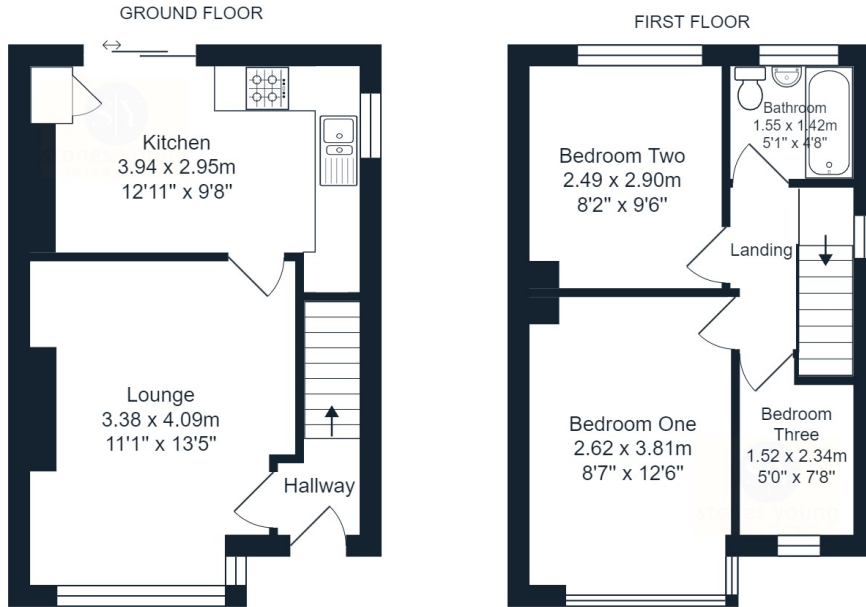
Bathroom

5' 01" x 4' 08" (1.55m x 1.42m)

Vinyl flooring, three piece in white with mains fed shower over bath, tiled floor to ceiling, heated towel radiator, double glazed upvc window.

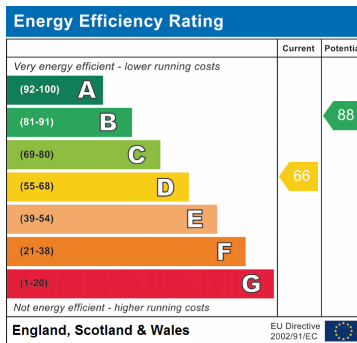


FLOORPLAN & EPC



Moorgate Street, Blackburn.

Total Area: 61.0 m² ... 656 ft²
 All measurements are approximate and for display purposes only.



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.

