

224 Livesey Branch Road, Blackburn, Lancashire. BB2 4QL

£90,000 Freehold

FOR SALE



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

INVESTMENT OPPORTUNITY BEING SOLD WITH A SITTING TENANT Situated in this popular residential location stands this well presented, three bedroom property available to purchase with a sitting tenant who is currently paying £500pcm! This property is beautifully presented. Viewing is advised.

Upon entering the property you are greeted by an entrance vestibule opening up into the hallway which has storage. Moving into the lounge which is of good sized decorated in beautiful grey tones with an electric wall mounted fire. A second reception room can be found. Completing the ground floor is the kitchen which benefits from a handy storage cupboard in the form of base and eye level units with integrated appliances and place for free standing. On the first floor off the landing is the master bedroom along with a further double bedroom and an excellent sized single bedroom. There is also a three piece family bathroom suite in cream. The property is warmed via gas central heating and is fully double glazed throughout.

Livesey is a popular location due to the excellent amenities close by. This property benefits from off street parking and a low maintenance front and rear garden.

FEATURES

- Two Reception Rooms
- Three Good Sized Bedrooms
- Sitting Tenant Paying £500pcm
- Freehold Tenure
- Council Tax Band A
- Rear Yard
- Gas Central Heating & uPVC Double Glazing



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet mat, double glazed front door.

Hallway

Laminate flooring, storage cupboard.

Lounge

12' 09" x 11' 09" (3.89m x 3.58m)

Carpet flooring, ceiling coving, built in storage, double glazed upvc window, panel radiator.

Dining Room/Second Reception Room

15' 08" x 12' 02" (4.78m x 3.71m)

Carpet flooring, ceiling coving, double glazed upvc window, panel radiator.

Kitchen

7' 05" x 6' 10" (2.26m x 2.08m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, x4 ring electric hob, electric oven, extractor fan, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, double glazed upvc window and door.

First Floor

Landing

Carpet flooring.

Bedroom One

14' 03" x 10' 02" (4.34m x 3.10m)

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

Bedroom Two

12' 09" x 9' 02" (3.89m x 2.79m)

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

Bedroom Three

10' 01" x 6' 00" (3.07m x 1.83m)

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

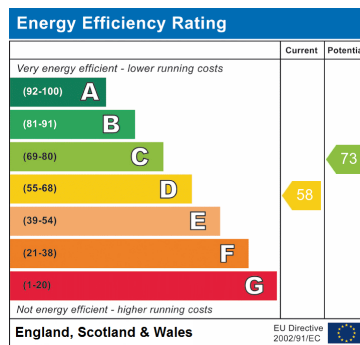
Bathroom

6' 06" x 4' 11" (1.98m x 1.50m)

Vinyl flooring, three piece in white with mains fed shower, tiled splash backs, heated towel 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.