

Lynthorpe Road, Blackburn, Lancashire. BB2 3PB

£120,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

DECEPTIVELY SPACIOUS THREE BEDROOM TERRACED PROPERTY ON LYNTHORPE ROAD Conveniently positioned in the popular location of Infirmary stands this well appointed property which has been a much loved home for the current vendor for over twenty years. This is an excellent opportunity for those looking to get on to the property ladder. Early viewing is essential.

The property briefly comprises an entrance vestibule and hallway which houses the stairs to the first floor. The lounge is filled with natural light and benefits from a gas fire as the focal point. The second reception room offers versatility and charm, featuring a generous layout complemented by a wood burner. Ample storage space under the stairs ensures functionality without compromising on style. The kitchen diner boasts ample storage in the form of base and eye-level units in a light wood effect finish with contrasting work surfaces. The dining area is a great space for entertaining which benefits from French doors leading you out to the rear yard.

On the first floor is the spacious master bedroom, benefitting from fitted wardrobes offering ample storage solutions. Two additional bedrooms, one double and one single, provide flexibility to accommodate family or guests. Completing the internal layout is the three piece shower room in white with charming wood paneling. Outside, on-street parking is conveniently available directly in front of this garden-fronted property, while to the rear, you'll find a low-maintenance enclosed yard.

Ideally positioned in the Infirmary area, this home offers easy access to Blackburn Town Centre and a wide array of amenities, making daily errands a breeze. With its combination of space, comfort, and convenience, early viewing of this terraced property is highly recommended.

FEATURES

- Three Bedroom Terraced Property
- Perfect First Time Buy or Investment Purchase
- Convenient Location Close To Amenities
- Two Reception Rooms
- Kitchen Diner
- Boiler 3 Years Old
- Garden Fronted & Rear Yard
- On Street Parking Fully Available
- Not On A Water Meter
- Leasehold; Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiled flooring, composite front door.

Hallway

Laminate flooring, stairs to first floor, panel radiator.

Lounge

Carpet flooring, ceiling coving, gas fire, panel radiator, uPVC double glazed window.

Second Reception Room

Laminate flooring, wood burner with hearth and surround, under stair storage, panel radiator.

Kitchen/Diner

Range of fitted wall and base units with contrasting work surfaces, tiled flooring, space for gas cooker, stainless steel sink and drainer, plumbed for washing machine, space for washing machine, tiled splashback, extractor fan, space for dining table, wall mounted boiler, panel radiator, uPVC double glazed window, French doors to rear.

First Floor

Bedroom One

Carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

Bedroom Two

Double bedroom with laminate flooring, panel radiator, uPVC double glazed window.

Bedroom Three

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

Bathroom

Vinyl flooring, three piece in white with electric shower enclosure, tiled splashback, radiator.



FLOORPLAN



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.