

Nansen Road, Blackburn, Lancashire. BB2 2TL

£135,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*WELCOME TO THIS CHARMING TWO BEDROOM SEMI DETACHED PROPERTY\***. A home that combines comfort with classic appeal. Conveniently available with no chain delay, this residence promises a seamless transition for its future owners.

As you approach, you are greeted by the convenience of a private driveway, offering hassle-free parking for your vehicles. The property boasts a detached garage, providing additional space for parking, storage, or even transforming it into a workshop or hobby space to suit your needs. Stepping inside the well-designed layout includes two thoughtfully appointed bedrooms, creating a cozy and intimate atmosphere. Whether you're a small family, a couple, or someone seeking a comfortable space for guests, this home offers versatile living arrangements. The property features a kitchen, equipped with appliances and ample storage, making meal preparation a delightful experience. The living spaces are bathed in natural light, creating an inviting ambiance that encourages relaxation and entertaining. The outdoor space is equally impressive, with a garden providing a tranquil retreat. Whether you enjoy gardening or simply savoring your morning coffee in the fresh air, this property offers the perfect setting.

Situated in a sought-after location, this home is well-connected to local amenities, schools, and transportation options, ensuring convenience for your daily activities. With no chain delay, driveway parking, and a detached garage, this two bedroom semi-detached property is a rare find that combines functionality, comfort, and a touch of elegance. Don't miss the opportunity to make this house your home.

## FEATURES

- Two Bedrooms
- Semi Detached Property
- Driveway Parking
- No Chain Delay
- Popular Location of Witton
- Council Tax Band B
- Freehold Tenure
- Large Garage



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

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

#### Lounge

14' 03" x 11' 10" (4.34m x 3.61m) Carpet flooring, ceiling coving, multifuel stove, TV point, double glazed upvc window, panel radiator,

#### Kitchen

7' 05" x 14' 11" (2.26m x 4.55m) Range of fitted wall and base units with contrasting work surfaces, tiled flooring, x4 ring electric hob, extractor fan, space for under counter fridge, tiled splash backs, plumbed for washing machine, integral dishwasher, breakfast bar, sink and drainer, ceiling spot lights, double glazed upvc door to the side of the property, panel radiator.

#### Conservatory

9' 10" x 9' 11" (3.00m x 3.02m) Laminate flooring, double glazed upvc throughout, panel radiator.

### First Floor

#### Landing

Carpet flooring, loft access, double glazed upvc window.

#### Bedroom One

15' 00" x 11' 10" (4.57m x 3.61m) Double bedroom with laminate flooring, double glazed upvc window, panel radiator.

#### Bedroom Two

10' 03" x 8' 00" (3.12m x 2.44m) Single bedroom with laminate flooring, double glazed upvc window, panel radiator.

### Bathroom

5' 05" x 6' 05" (1.65m x 1.96m) Vinyl flooring, three piece in white with built in storage, mains fed shower enclosure, ceiling spot lights, double glazed upvc window, panel radiator.







# FLOORPLAN



Floor 0



Floor 1



Approximate total area<sup>†</sup>  
714.8 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

