

101a Dukes Brow, Blackburn, Lancashire. BB2 6DH

£109,950 Freehold

FOR SALE



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

A STONE BUILT COTTAGE BUILT IN 1792 Set in this popular residential area of Revidge stands this well appointed two bedroom cottage offering ample living space and tucked away in a quiet courtyard. Offering a freehold tenure this property is perfectly suited to a first time buyer, investment purchased or small family looking for a beautiful home. Early viewing is a must!

This charming two-story property encompassing a compact yet comfortable family home. The interior is thoughtfully laid out and encapsulates two inviting bedrooms and a well-maintained bathroom complete with a shower. The ground floor offers a welcoming living area, highlighted by a calming fireplace, and a gorgeous cottage style kitchen diner is equipped with ample storage in the form of wall and base units, integral appliances and space for a dining table. As we ascend to the first floor, we find the mentioned bedrooms and bathroom, the master with fitted furniture, alongside a small room perfect for small home office space or storage. This property balances functionality, comfort, and charm seamlessly. This home would be an ideal acquisition for first-time homeowners, small families, or investors seeking to diversify their portfolio.

Externally the property benefits from on street parking along with an excellent sized rear garden which has a patio area providing a wonderful space to enjoy the outdoors. Revidge is a popular area close to transport links, an abundance of local shops, sought after schools and places of worship.

FEATURES

- Sought After Revidge Location
- Wonderfully Maintained Accommodation
- Secluded Location
- Delightful Flagged Courtyard
- Charming Two Bedroom Cottage
- Freehold Tenure
- Council Tax Band A
- Not on a Water Meter



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiles flooring, wooden front door.

Lounge

13' 08" x 13' 06" (4.17m x 4.11m)

Carpet flooring, gas fire with marble hearth and surround, window seat, ceiling beams, uPVC double glazed window, panel radiator and TV point.

Kitchen/Diner

13' 09" x 9' 8" (4.19m x 2.95m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, integral double electric oven and gas hob, extractor fan, fridge freezer, plumbed for washing machine. Space for dining table, Amtico flooring in kitchen, carpet flooring in dining area. uPVC double glazed window and door to rear.

First Floor

Landing

Carpet flooring, opens into small room housing boiler, loft access, uPVC double glazed window.

Bedroom One

13' 05" x 9' 2" (4.09m x 2.79m) Double with carpet flooring, fitted wardrobes, uPVC double glazed window and panel radiator.

Bedroom Two

9' 8" x 8' 3" (2.95m x 2.51m)

Double with carpet flooring, uPVC double glazed window and panel radiator.

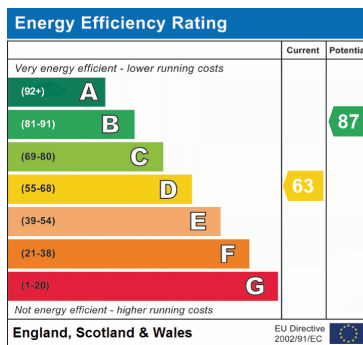
Bathroom

9' 11" x 4' 1" (3.02m x 1.24m)

Three piece in white including shower enclosure with mains fed shower, vanity unit housing sink, tiled floor to ceiling, ceiling spots, tiled flooring, uPVC double glazed window heated towel radiator,



FLOORPLAN & 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.