

Ingleby Close, Blackburn, Lancashire. BB1 2BG

£109,950 Leasehold

FOR SALE



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



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## PROPERTY DESCRIPTION

**\*AN EXCITING OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE!\*** This wonderful two bedroom property in an excellent location and is ideally suited to any first time purchaser or investment buyer with the potential rental income of £650.00pcm. Complete with a decent sized and low maintenance rear garden, this characterful home would make a fantastic purchase and benefits from no chain delay!

The property opens up into the hallway which has stairs leading up to the first floor with under stairs storage. The kitchen is completed with wall and base units in a sage green palette with contrasting work surfaces and tiled splash backs along with a gas hob and electric cooker whilst leaving spaces for the washing machine and fridge freezer. Further down the hallway you will find the lounge which has a gas fire which is the main the focal point of the room, here you will also find patio doors which lead out to the rear garden. On the first floor there is the landing which flows into two double bedrooms one of which has fitted wardrobes and a extra storage cupboard. The final room on this floor is the bathroom where you will find a three piece comprising of a bath, wc and basin. The property is fully double glazed and has gas central heating throughout.

This delightful property is situated within the catchment area of schools, as well as being close to excellent amenities and transport links into Blackburn. This attractive property benefits from driveway parking suitable for two vehicles. Due to the enviable location and the potential on offer, this property is expected to be popular, and so early viewing is highly advised!

## FEATURES

- Two Double Bedrooms
- Driveway Parking
- Ideal First Time Buy or investment
- Quiet Position
- Council Ta Band A
- Walking Distance to Local Amenities
- Not On A Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Carpet flooring, stairs to first floor, under stairs storage, front door, panel radiator.

#### Kitchen

8' 09" x 7' 08" (2.67m x 2.34m)

Range of fitted wall and base units with contrasting work surface, tiled laminate flooring, x4 ring gas hob, electric oven, extractor fan, tiled splash backs, stainless steel sink and drainer, plumbed for washing machine, wall mounted boiler, space for fridge freezer, double glazed upvc window, panel radiator.

#### Lounge

14' 03" x 14' 02" (4.34m x 4.32m)

Carpet flooring, ceiling coving, gas fire with marble hearth and wood surround, patio doors leading to the rear garden, TV point, panel radiator.

### First Floor

#### Landing

Carpet flooring, loft access which is part boarded.

#### Bedroom One

12' 02" x 8' 08" (3.71m x 2.64m)

Double bedroom with carpet flooring, fitted wardrobes, storage cupboard, x2 double glazed upvc windows, panel radiator.

#### Bedroom Two

14' 02" x 7' 09" (4.32m x 2.36m)

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

#### Bathroom

7' 06" x 6' 06" (2.29m x 1.98m)

Tiled laminate flooring, two piece in white, bath in grey, tiled splash backs, mains fed shower over bath, ceiling spot lights, storage cupboard, frosted double glazed upvc window, panel radiator.



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.