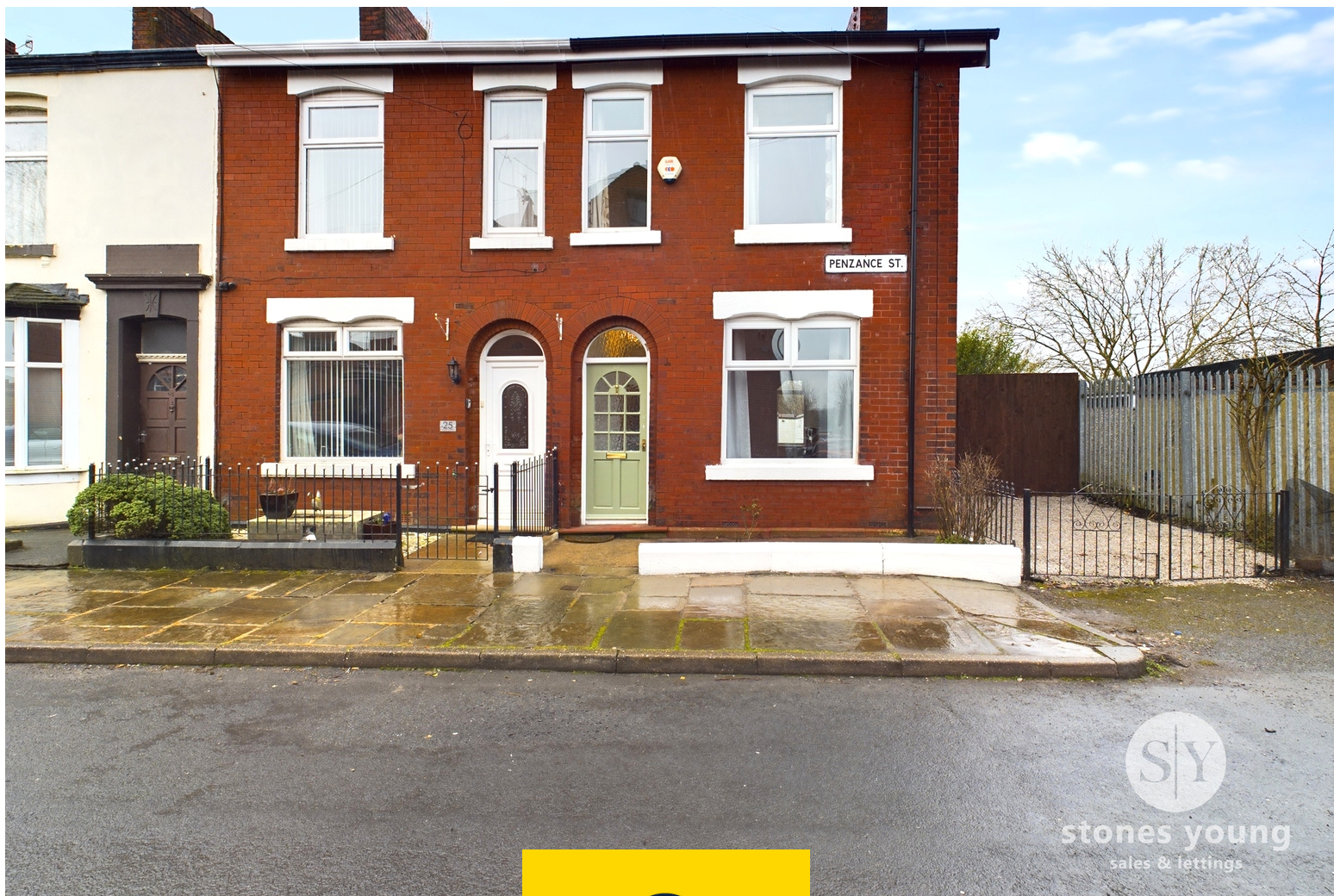


**Penzance Street, Blackburn, Lancashire. BB2 2RF**

**£115,000 Freehold**

**FOR SALE**



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



01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*WELCOME TO THIS DELIGHTFUL END OF TERRACED HOME\***. Offering a perfect blend of contemporary living and practicality. Boasting two generous double bedrooms, this home provides ample space for comfort and relaxation.

As you enter, you are welcomed into two inviting reception rooms, each presenting versatile possibilities for living, dining, or even a home office setup. The brand-new kitchen is a highlight of this property, combining modern aesthetics with functionality. Equipped with stylish finishes, it is a culinary haven for those who appreciate both form and function. Completing the interior is a well-appointed bathroom, providing a tranquil space for relaxation and personal care. The property is designed with the needs of contemporary living in mind, offering both convenience and style.

Externally, the home features a driveway, providing convenient parking for one car. Additionally, a valuable piece of land to the side of the property adds an extra dimension, offering potential for expansion or landscaping projects. This property comes with the added benefit of being chain-free, making it an attractive option for first-time buyers eager to step onto the property ladder or investors seeking a hassle-free acquisition. With its combination of modern features, spacious interiors, and promising exterior potential, this end-of-terrace home is a fantastic opportunity to secure a residence that seamlessly caters to both comfort and investment potential.

## FEATURES

- Two Double Bedrooms
- Two Reception Rooms
- Recently Decorated, New Carpets, Kitchen & Boiler
- Rental Income of £650.00pcm
- Ideal First Time Buy Or Investment Opportunity
- No Chain Delay
- Not On A Water Meter
- Driveway Parking



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Laminate flooring, wooden front door.

#### Hallway

Laminate flooring, stairs to first floor, panel radiator.

#### Lounge

12' 01" x 10' 05" (3.68m x 3.17m)

Carpet flooring, ceiling coving, electric fire with hearth and surround, double glazed upvc window, panel radiator.

#### Second Reception Room

12' 11" x 14' 02" (3.94m x 4.32m)

Carpet flooring, dado rail, electric fire with hearth and surround, storage cupboard, x2 double glazed upvc windows, panel radiator.

#### Kitchen

9' 10" x 7' 09" (3.00m x 2.36m)

Vinyl flooring, fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, space for washing machine and fridge freezer, wall mounted combi boiler, double glazed upvc window, panel radiator.

### First Floor

#### Landing

Carpet flooring.

#### Bedroom One

12' 02" x 14' 03" (3.71m x 4.34m)

Double bedroom with carpet flooring, x2 double glazed upvc window, panel radiator.

#### Bedroom Two

14' 07" x 7' 08" (4.45m x 2.34m)

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

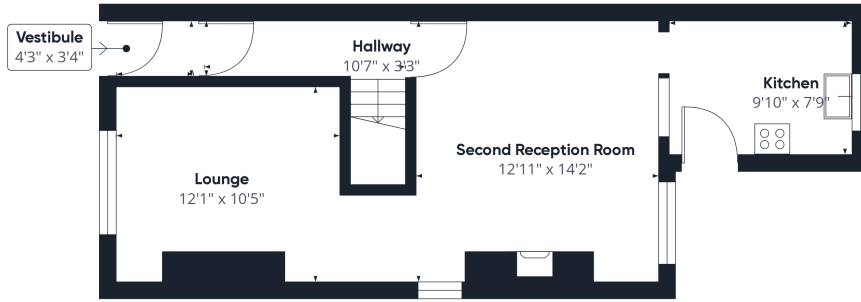
### Bathroom

9' 02" x 6' 02" (2.79m x 1.88m)

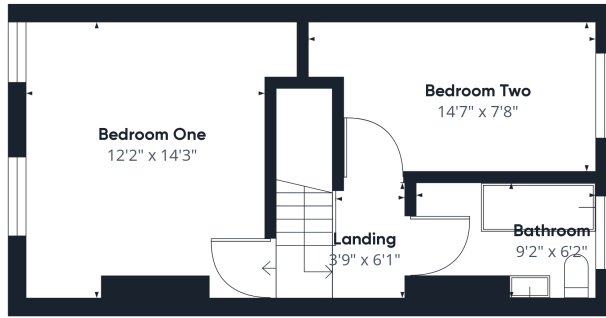
Vinyl flooring, three piece in white with mains fed shower over bath, tiled splash backs, radiator, double glazed upvc window.



# FLOORPLAN



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
831.16 ft<sup>2</sup>

(1) 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.

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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.

