

**West View Place, Blackburn, Lancashire. BB2 6JG**

**£110,000 Freehold**

**FOR SALE**



**stones young**  
sales & lettings

Blackburn  
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## PROPERTY DESCRIPTION

**\*CHARMING COTTAGE IN A SOUGHT AFTER REVIDGE LOCATION\*** This wonderful, stone-built, mid-terraced cottage boasts an array of original features and offers deceptively spacious living accommodation. This property would make a perfect first time purchase and so internal viewing is absolutely essential.

This character filled, grade II listed cottage comprises of an entrance hall which leads you onto the cosy lounge featuring original wooden beams and gas stove, and flows through to the excellent sized kitchen with integrated appliances. On the first floor, leading from the landing is the generous master bedroom, second bedroom and the contemporary two piece bathroom suite with a mains fed shower enclosure.

Externally, there is on street parking available to the front of the property and to the rear, there is a low maintenance, south facing yard that is fully enclosed which offers an outdoor shed providing additional storage. Overall, this property would make an excellent first time buy or investment opportunity for anyone looking to buy within this much in demand location. Contact our Blackburn office now to arrange a viewing or for further information.

## FEATURES

- A Superb First Time Buy!
- Sought After Revidge Location
- Character Filled Cottage
- Charming Features
- Two Bedrooms
- Gas Central and Double Glazing
- On Street Parking
- Freehold Tenure
- Council Tax Band B



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Wooden front door, carpet flooring, stairs to first floor, wooden beams, panel radiator

#### Lounge

13' 06" x 12' 04" (4.11m x 3.76m) Carpet flooring, original wooden beams, gas stove housed in feature fireplace, double glazed upvc window, panel radiator, TV point

#### Kitchen

15' 01" x 9' 10" (4.60m x 3.00m) Range of fitted wall and base units and contrasting work surfaces, one and a half stainless steel sink and drainer, integral fridge and freezer, electric oven and extractor fan, plumbed for washing machine, tiled splash back, tile effect flooring, original wooden beams, double glazed upvc window and door into rear garden, storage cupboard, panel radiator

### First Floor

#### Landing

Carpet flooring, loft access, part boarded, panel radiator

#### Bedroom One

14' 11" x 13' 08" (4.55m x 4.17m) Double with carpet flooring, original stone features fireplace, double glazed upvc window, panel radiator

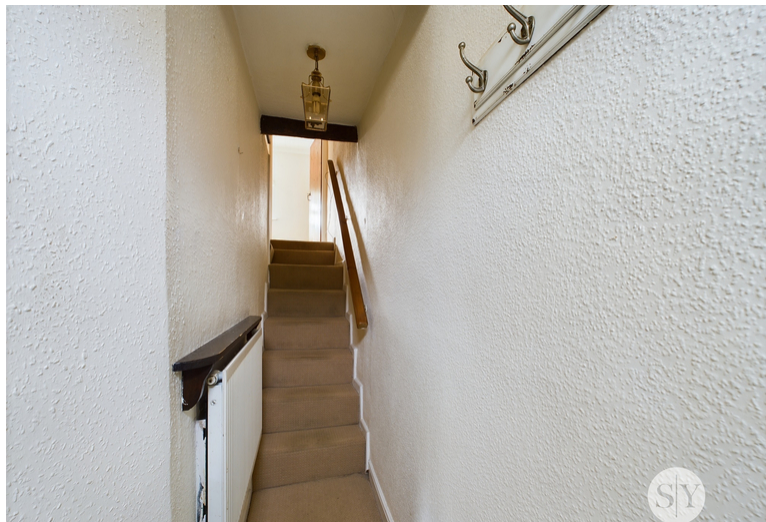
#### Bedroom Two

9' 01" x 7' 01" (2.77m x 2.16m) Single with carpet flooring, double glazed upvc window, ceiling coving, panel radiator, TV point

#### Bathroom

9' 11" x 4' 06" (3.02m x 1.37m) Two piece suite in white with vanity unit housing sink, shower enclosure with mains fed shower, tiled splash back, vinyl flooring, double glazed upvc window, cupboard housing boiler, ceiling spotlights





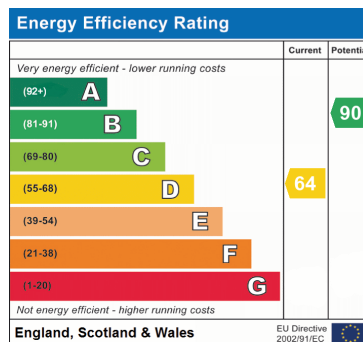
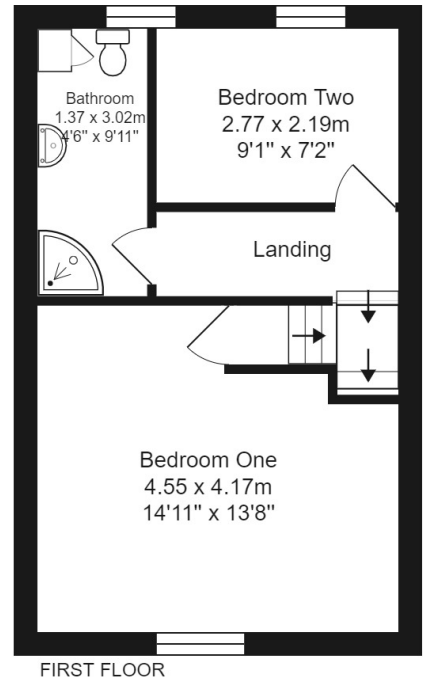
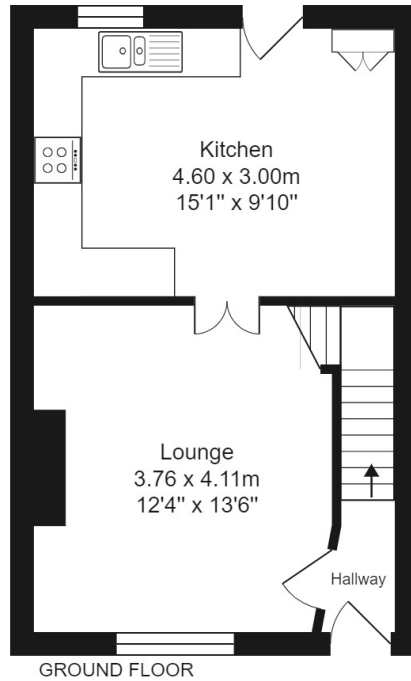


## FLOORPLAN & EPC



12 West View Place,  
Blackburn

Total Area: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup>  
All measurements are approximate and for  
display purposes only.



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.

