

**Kings Road, Blackburn, Lancashire. BB2 4PY**

**Offers Over £115,000 Freehold**

**FOR SALE**



**stones young**  
sales & lettings

Blackburn  
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## PROPERTY DESCRIPTION

**\*STUNNING 2 BEDROOM HOME, READY TO MOVE IN STRAIGHT AWAY\***. Offering no chain delay, this beautifully decorated home presents a unique opportunity to purchase a ready to move in property completed to a high standard with double garage and rear garden. Boasting two generous double bedrooms, this home provides ample space for comfort and relaxation with open plan downstairs living and impressive upstairs bedroom space.

As you enter, you are welcomed into the lounge, complete with multifuel stove, ready for you to enjoy the warmth and relax. Through the lounge and into the kitchen diner, this light-flooded space enjoys plentiful cupboard and worktop space while leaving room for a kitchen island or dining table. Opening into the extension, you'll find the utility space complete with further cupboard space with additional sink, ideal for pets, or after a muddy walk. As you head upstairs, double bedrooms sit and the front and rear of the property with family bathroom located centrally to the property and maximising the space on offer.

Externally, this property comes into it's own with a freshly decorated exterior giving an enhanced curb-appeal. To the rear, you'll find a private rear yard, double garage and separate garden. The garage works perfectly to suit all needs with their being space for tools, an office, storage, home gym, or even to rent out to create an additional income

## FEATURES

- Beautiful First Time Buy With Stunning Decor
- Large Double Garage to the Rear with Extra Garden
- High Level of Curb Appeal
- Council Tax Band A
- No Water Meter
- Multifuel Stove Installed 3 Years Ago
- Extension Added 15 Years Ago



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Mat flooring, uPVC double glazed front door.

#### Lounge

16' 4" x 13' 0" (4.98m x 3.96m)  
Carpet flooring, stairs to first floor, multi fuel stove, panel radiator, TV point, uPVC double glazed window.

#### Kitchen Diner

13' 10" x 13' 0" (4.22m x 3.96m) + 6' 1" x 10' 11" (1.85m x 3.33m)  
Range of fitted wall and base units and contrasting work surfaces, vinyl flooring, stainless steel sink and drainer, plumbed for washing machine, space for tumble dryer, space for fridge freezer, space for cooker, tiled splashbacks, wall mounted boiler, space for dining table, ceiling spotlights, composite door to rear, uPVC double glazed window, two velux windows, panel radiator

#### Utility

10' 01" x 06' 01" (3.07m x 1.85m)  
Fitted base units with worksurfaces, one and a half stainless steel sink and drainer, Vinyl flooring, uPVC double glazed window, composite rear door to garden, vaulted ceiling with velux window.

### First Floor

#### Landing

Carpet flooring, uPVC double glazed window

#### Bedroom 1

13' 02" x 13' 01" (4.01m x 3.99m)  
Carpet flooring, uPVC double glazed window, panel radiator

#### Bedroom 2

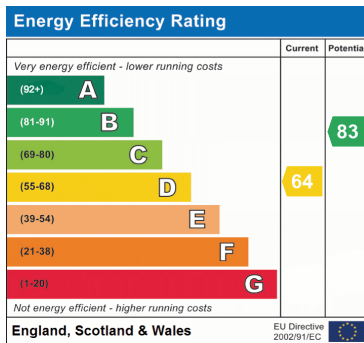
13' 00" x 09' 03" (3.96m x 2.82m)  
Carpet flooring, storage cupboard, fitted wardrobes, panel radiators, two uPVC double glazed windows

#### Bathroom

07' 06" x 06' 02" (2.29m x 1.88m)  
Vinyl flooring, three piece suite in white with shower over bath, tiled floor to ceiling, ceiling spotlights, 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.