

Moorgate Street, Blackburn, Lancashire. BB2 4NY

£99,950 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE! Set in this convenient area, close to Blackburn town centre, stands this well appointed three bedroom end of terrace property, presented to the market with no chain delay! High interest is expected and so early viewing is highly advised!

The property comprises of an entrance vestibule and hallway which leads to the lounge. A second reception room is available to the rear of the property and opens into the spacious kitchen. The kitchen boasts plenty of space in the form of base and eye level units in a wood effect finish accompanied by an arrange of appliances including oven, hob, extractor fan leaving space for washing machine and fridge freezer. On the first floor off the landing you will find the spacious master bedroom as well as a further two single bedrooms. Completing the property internally is the three piece shower room. The property is heated via gas central heating and is fully double glazed throughout.

Externally the property has a low maintenance enclosed rear yard. There is plenty of on street parking which can be found to the front of the property along this quiet residential road. The property benefits from being located close to transport links, amenities and good local schools. Overall, this property would make the ideal investment purchase or first time buy and so early booking is essential!

FEATURES

- Three Bedroom
- Rental potential of £600 once renovated
- No Chain Delay!
- Freehold
- Council Tax Band A
- Double glazed throughout
- Gas central heating
- Two reception rooms
- End of terraced property



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet mat, double glazed uPVC front door.

Lounge

11' 09" x 11' 06" (3.58m x 3.51m) Carpet flooring, ceiling coving, cupboard housing meter, double glazed wooden framed window, panel radiator, TV point.

Second Reception Room

12' 01" x 13' 03" (3.68m x 4.04m) Carpet flooring, ceiling coving, ceiling spotlights, cupboard housing boiler, storage, panel radiator.

Kitchen

14' 03" x 10' 04" (4.34m x 3.15m) Range of fitted wall and base units and contrasting work surfaces, vinyl flooring, 4x ring gas hob, electric oven, tiled splashback, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, space for dining table, double glazed wooden framed window, panel radiator.

First Floor

Landing

Carpet flooring, wooden framed window, panel radiator.

Master Bedroom

11' 10" x 9' 05" (3.61m x 2.87m) Carpet flooring, double glazed wooden framed window, panel radiator.

Bedroom Two

9' 07" x 9' 03" (2.92m x 2.82m) Carpet flooring, double glazed wooden framed window, panel radiator.

Bedroom Three

9' 08" x 6' 03" (2.95m x 1.91m) Carpet flooring, double glazed wooden framed window, panel radiator.

Bathroom

7' 06" x 5' 01" (2.29m x 1.55m) Vinyl flooring, three piece suite in white, tiled splashback, 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.