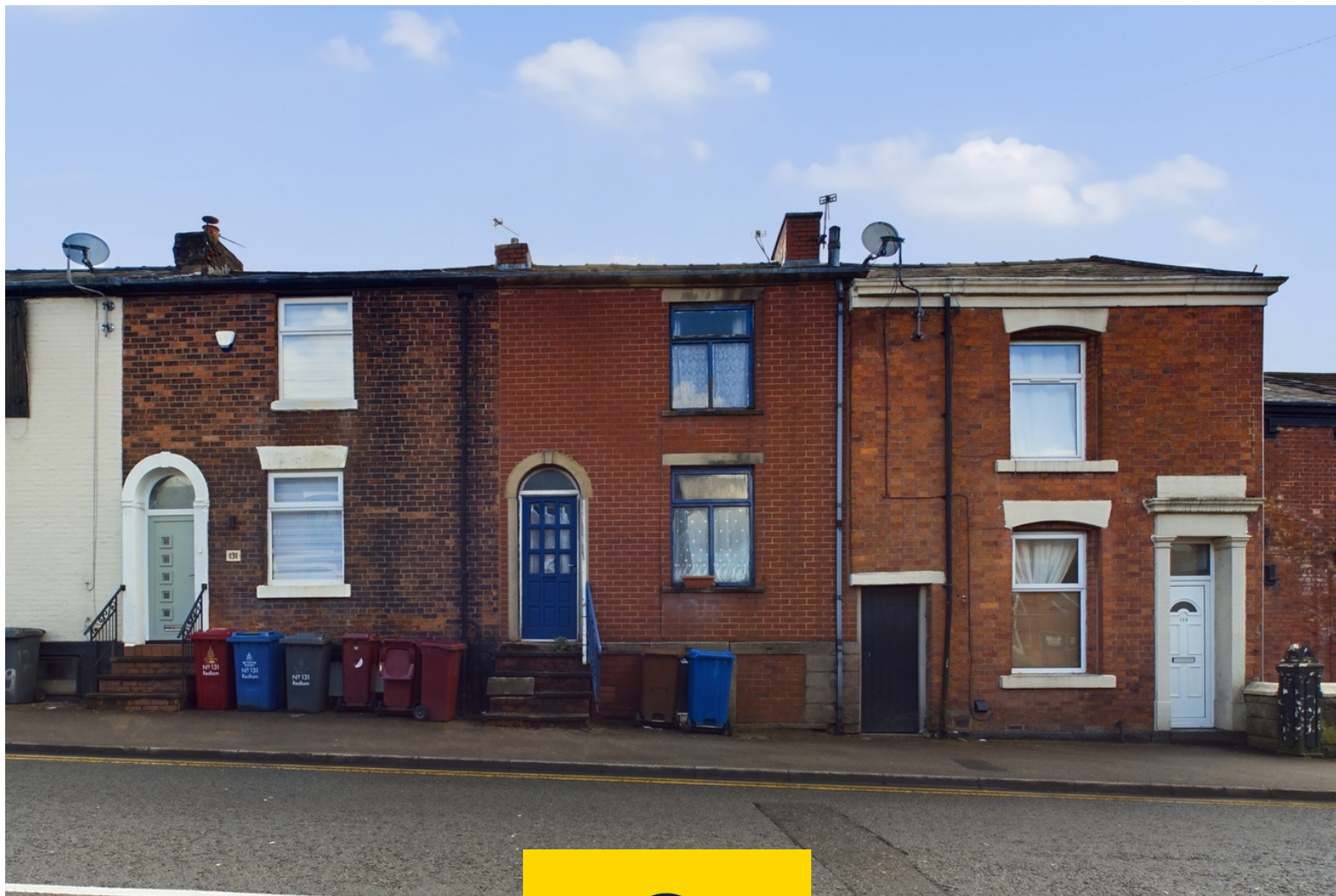


Redlam, Blackburn, Lancashire. BB2 1UN

£65,000 Freehold

FOR SALE



stones young  
sales & lettings

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

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*EXCELLENT INVESTMENT OPPORTUNITY OR FIRST TIME BUY!\*** Set in this convenient location in Redlam stands this well appointed property, which is presented to the market with no chain delay! This mid terraced home boasts two bedrooms, open-plan living and a spacious cellar, this would make a fantastic buy to let with a potential rental income of £500PCM. Early viewing is highly advised!

This property benefits from a freehold tenure and briefly comprises an entrance vestibule which leads to the bright and spacious lounge. The room benefits from a gas fire, stairs to the first floor and flows well into the kitchen which allows space for various integrated appliances as well as housing the boiler. The kitchen also provides access to the rear yard and the cellar. On the first floor leading from the landing is the master bedroom, which provides plenty of space for a double bed as well as freestanding units. A second single bedroom is also available and completing the property internally is the three piece suite in white. The property is warmed through gas central heating and mostly double glazed windows.

Conveniently located close to Blackburn Town centre, there are plenty of local amenities and shops within walking distance along with Witton Park being situated only a short distance away from the property to allow for beautiful, serene walks. Ample on street parking is available to the front of the property and to the rear is a sizeable yard.

## FEATURES

- Potential rent of £500pcm once done up
- Freehold Tenure
- Council Tax Band A
- Spacious Rear Yard
- Close To A Wide Array Of Amenities
- Two Bedrooms
- Spacious Cellar
- Open Plan Living
- No Chain Delay!



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

2' 10" x 3' 6" (0.86m x 1.07m)

Carpet mat, storage.

#### Kitchen / Lounge

20' 10" x 14' 6" (6.35m x 4.42m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, stainless steel sink and drainer, space for cooker, washing machine, fridge freezer, wall mounted boiler, uPVC double glazed window in wooden frame, door to rear and door to cellar.

#### Cellar

10' 2" x 7' 9" (3.10m x 2.36m)

### First Floor

#### Master Bedroom

7' 9" x 13' 1" (2.36m x 3.99m)

uPVC double glazed wooden framed window.

#### Bedroom Two

7' 2" x 8' 3" (2.18m x 2.51m)

Carpet flooring, uPVC wooden framed window.

#### Bathroom

5' 3" x 7' 3" (1.60m x 2.21m)

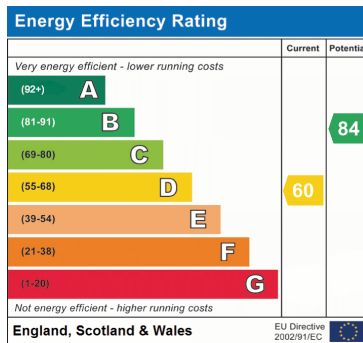
Vinyl flooring, three piece suite in white, tiled splashbacks.







# 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.