

Redlam, Blackburn, Lancashire. BB2 1UN

Offers Over £90,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

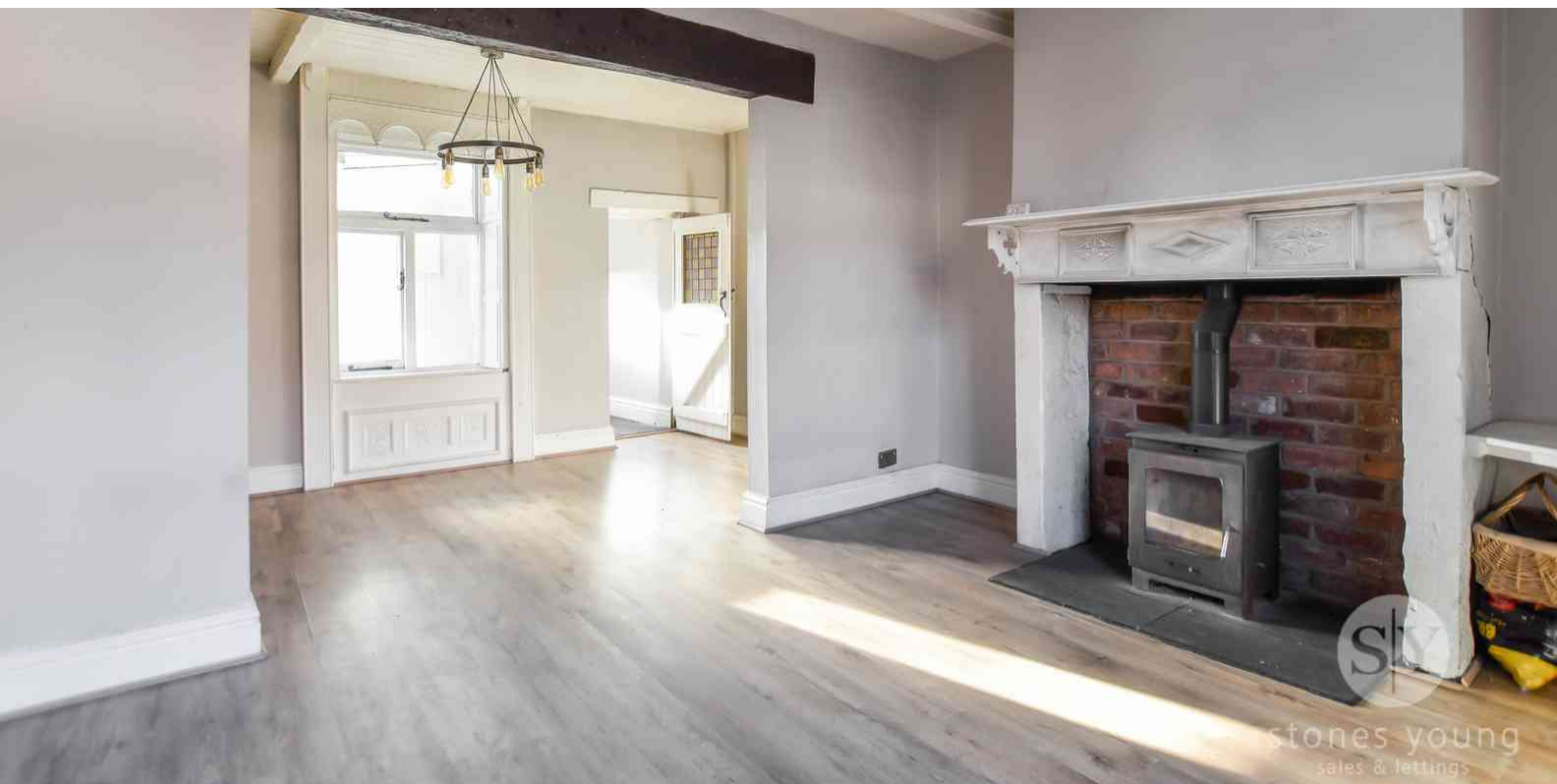
AN EXCITING OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE! This wonderful two bedroom cottage in an excellent location and is ideally suited to any first time purchaser with a blank canvas offering the potential to add value. Complete with a decent sized and low maintenance rear garden, this characterful home would make a fantastic purchase and benefits from no chain delay!

This freehold tenured property briefly comprises of an entrance hallway with door that leads you into the large lounge featuring a fantastic log burner and charming beams. This runs from the front to the back of the property so has space for a sitting area and separate dining space. The lounge leads to the fitted kitchen with plenty of eye and base level units overlooking the rear yard. Adjacent to the kitchen is the lean to utility plumbed for a washing machine and with space for spare white goods. The first floor houses two good sized bedrooms; one double and one single; and the family bathroom in white. Below the ground floor is the cellar which runs the full size of the lounge and provides a variety of uses such as additional lounge, office or games room

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

FEATURES

- Well Appointed Mid Terrace Property
- Convenient Redlam Location
- No Chain Delay
- Rental Income of £550pcm Once Renovated
- Large Basement
- Two Good Sized Bedrooms
- Walking Distance to Local Shops
- Freehold
- Council Tax Band A
- Not on a Water Meter



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Lounge

18' 03" x 15' 03" (5.56m x 4.65m)

Laminate flooring, dual aspect windows, access to cellar, wood burning stove, stairs to first floor, two panel radiators, TV point, phone point, wooden double glazed window, wooden single glazed window

Kitchen

08' 10" x 07' 00" (2.69m x 2.13m)

Range of fitted wall and base units with contrasting worksurfaces, integral oven, induction hob, extractor fan, stainless steel sink and drainer, flagged floor, wooden single glazed window.

Basement

Cellar

17' 05" x 14' 10" (5.31m x 4.52m)

Carpet flooring, two panel radiators, single glazed wooden window

First Floor

Landing

Carpet flooring, loft access

Bedroom 1

12' 02" x 10' 11" (3.71m x 3.33m)

Carpet flooring, built in storage cupboard, wooden double glazed window

Bedroom 2

08' 03" x 07' 01" (2.51m x 2.16m)

Carpet flooring, combi boiler, wooden double glazed window

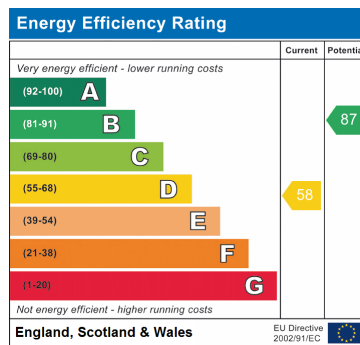
Bathroom

06' 02" x 04' 05" (1.88m x 1.35m)

Three piece suite in white with electric shower over bath, wc, sink, lino flooring, panel radiator, frosted wooden single glazed window



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.