

Brownhill Road, Blackburn, Lancashire. BB1 9QY

£220,000 To be Advised

FOR SALE



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PROPERTY DESCRIPTION

FANTASTIC THREE BEDROOM SEMI DETACHED HOME IN BROWNHILL The property is offering a fantastic opportunity for those with a vision for modernisation. This property boasts a prime location, conveniently free from any chain delays, providing an excellent chance to create a personalized living space.

As you step into the home, you are greeted by a sense of potential and character. The ground floor features two generously-sized reception rooms, providing versatile spaces that can be transformed to suit your lifestyle. These areas are perfect for entertaining guests/creating a cosy family room. The well-maintained kitchen, a space with enormous potential awaiting a stylish transformation. The room exudes a sense of cleanliness and order, providing a solid foundation for a modern and refreshed design. While it currently offers functionality, the space is ready for an update to bring it into the realm of contemporary living. From the kitchen, enjoy a picturesque view overlooking a charming conservatory. This unique feature not only brings additional natural light into the kitchen but also connects the indoor space with the beauty of the outdoors. Upstairs, the property offers two spacious double bedrooms, each with ample natural light and the potential to be transformed into peaceful retreats. Additionally, a well-proportioned single bedroom provides flexibility for various needs, whether it be a guest room, a home office, or a space for a growing family. The final addition to the first floor is the bathroom which comprises of a two piece with a basin and bath tub with a separate wc.

This blank canvas allows you to unleash your creativity and turn this house into a modern, stylish, and functional home. The absence of a property chain ensures a smooth and hassle-free transaction, giving you the freedom to embark on your renovation journey without delay.

The outside of the property presents on street parking and shared access to the rear garage and driveway. The rear also boasts a fair sized garden which can be upgraded to accomodate space for children or for entertaining

FEATURES

- No Chain Delay
- Well-appointed Semi-detached Property
- Two Spacious Reception Rooms
- Three Bedrooms
- Front & Rear Gardens
- Single Garage
- Within Walking Distance to Excellent Amenities
- Council Tax Band D



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Wooden front door, uPVC frosted glass, tiled flooring.

Hallway

Carpet flooring, ceiling coving, stairs to first floor, under stair storage, stained glass window, panel radiator, phone point.

WC

Two piece in green, tiled flooring, stained glass window.

Lounge

15' 01" x 14' 09" (4.60m x 4.50m) Carpet flooring, ceiling coving, gas fire with tiled fireplace, uPVC double glazed bay window.

Dining Room

13' 04" x 12' 05" (4.06m x 3.78m) Carpet flooring, ceiling coving, wall mounted gas fire, panel radiator, uPVC double glazed door in to rear garden.

Kitchen

9' 09" x 9' 09" (2.97m x 2.97m) Range of fitted wall and base units with contrasting work surfaces, extractor fan, space for fridge freezer, electric oven, plumbed for washing machine, 1 1/2 sink and drainer, lino flooring, wall mounted combination boiler, ceiling spotlights, wall mounted electric heater, wood framed window and wooden door in to rear porch/sun room.

Sun Room

In white uPVC double glazing, lino flooring.

First Floor

Landing

Carpet flooring, uPVC double glazed stained glass window.

Master Bedroom

13' 11" x 12' 06" (4.24m x 3.81m) Carpet flooring, panel radiator, uPVC double glazed bay window.

Bedroom Two

13' 06" x 12' 10" (4.11m x 3.91m) Carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

Bedroom Three

9' 00" x 8' 01" (2.74m x 2.46m) Carpet flooring, built in cupboards, panel radiator, uPVC double glazed window.

Bathroom

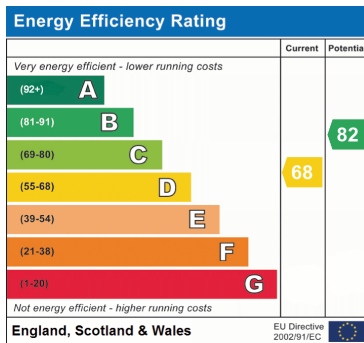
8' 00" x 7' 02" (2.44m x 2.18m) Two piece with electric shower over bath, lino flooring, built in cupboards, panel splashback, panel radiator, frosted uPVC double glazed window.

WC

WC in white, tiled splashback, lino flooring, frosted uPVC double glazed window.



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.