

Bryan Street, Blackburn, Lancashire. BB2 3PH

£74,950 Freehold

FOR SALE



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

DECEPTIVELY SPACIOUS MID TERRACE IN A POPULAR RESIDENTIAL AREA This property would be most suited to those looking to invest or buy the first home within this popular location. Complete with two double bedrooms, two large reception rooms and NO ONWARD CHAIN delay, this property truly is a must see!

This Freehold tenured property briefly comprises of an entrance vestibule and hallway, two well proportioned reception rooms one of which benefits from plenty of under stair storage, a good sized kitchen with a double glazed upvc door leading into the bright sun room. Moving upstairs, located of the landing there is a generously sized master bedroom, second sizeable double bedroom and three piece bathroom suite in white with shower over bath. This property benefits from being fully double glazed throughout.

Externally, there is on street parking available along this quiet residential street and to the rear, there is an easy to maintain enclosed yard with an outdoor shed to allow for additional storage! This property also benefits from being situated close to a variety of local amenities, transport links to the Town Centre and Darwen, and motorway links such as the M65. Contact our Blackburn office now to arrange a viewing or for further information.

FEATURES

- No Chain Delay!
- Superb Investment Opportunity
- Fantastic First Home
- Two Double Bedrooms
- Two Large Reception Rooms
- Popular Residential Area
- Freehold Tenure
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet mat, double glazed upvc front door

Hallway

Carpet flooring, ceiling coving

Lounge

12' 09" x 10' 10" (3.89m x 3.30m)
Carpet flooring, gas fire, double glazed upvc window

2nd Reception Room

14' 02" x 12' 01" (4.32m x 3.68m)
Carpet flooring, ceiling coving, under stair storage, gas fire with marble hearth and wood surround, double glazed upvc window, TV point

Kitchen

08' 11" x 07' 03" (2.72m x 2.21m)
Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splash backs, space gas range cooker with integrated extractor fan, plumbed for washing machine, space for tumble dryer, slate tiled flooring, double glazed upvc window and door into sun room

Sun Room

07' 05" x 06' 06" (2.26m x 1.98m)
Tiled flooring, double glazed upvc door to rear yard, space for American style Fridge Freezer

First Floor

Landing

Carpet flooring, ceiling coving

Bedroom One

14' 03" x 12' 02" (4.34m x 3.71m)
Double with carpet flooring, gas heater, double glazed upvc window

Bedroom Two

14' 02" x 08' 06" (4.32m x 2.59m)
Double with carpet flooring, ceiling coving, double glazed upvc window

Bathroom

08' 01" x 04' 10" (2.46m x 1.47m)
Three piece suite in white with electric shower over bath, tiled floor to ceiling, laminate flooring, loft access, extractor fan



FLOORPLAN & EPC

