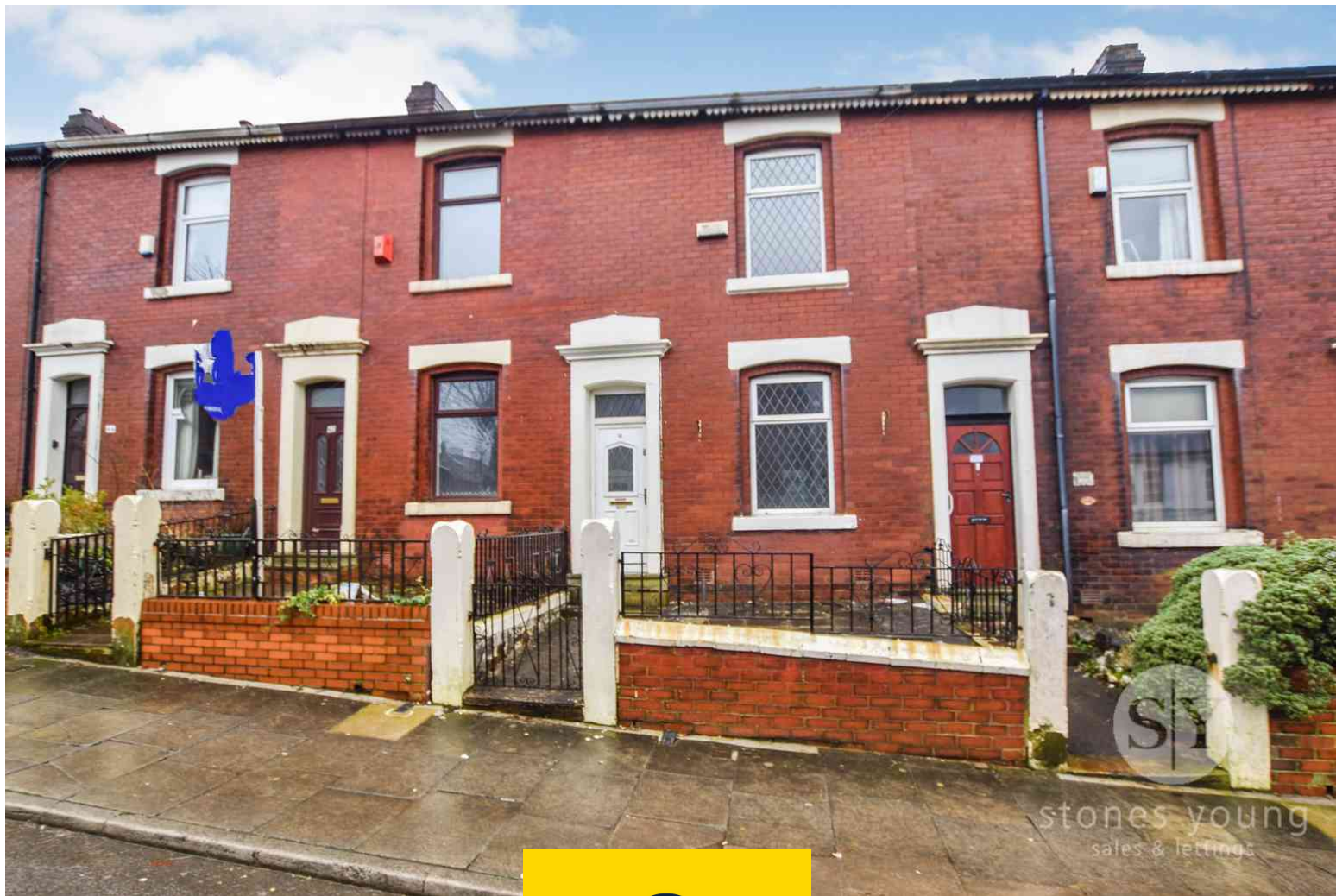


Pritchard Street, BLACKBURN, Lancashire. BB2 3PF

£85,000 Freehold

FOR SALE



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01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

FANTASTIC FIRST TIME BUY OR INVESTMENT OPPORTUNITY This wonderful two bedroom property 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 yard, this home would make a fantastic purchase and benefits from no chain delay!

Upon entering, you are greeted by the potential of a well-laid foundation, featuring two generously sized reception rooms which offer space for versatile living. The property boasts a functional layout, offering ample room for creative design. One of the standout features of this property is the absence of a chain delay. With no waiting involved, you can move swiftly to make this residence your own. The kitchen is finished with modern wall and base units with space for appliances. This residence features the allure of two spacious double bedrooms, offering a comfortable and flexible living space for individuals or families. While the bedrooms provide a solid foundation, the home is ready for a cosmetic attention and creative touch to unlock its full charm. The bathroom has been designed space encompasses everything you need for a refreshing and convenient daily routine.

The exterior of the property holds the potential to be transformed into a delightful outdoor oasis, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Embrace the opportunity to create your dream yard or patio retreat. Situated in a convenient location with easy access to local amenities, schools, and transportation, this property is a canvas awaiting your personal touch. Whether you're a first-time buyer, or an investor with a keen eye, this two-bedroom terraced property offers a blank canvas.

FEATURES

- Two Double Bedrooms
- Two Reception Rooms
- No Chain Delay
- Perfect Investment Opportunity
- Council Tax Band A
- Freehold Tenure
- Convenient Infirmary Location



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Double glazed upvc front door.

Hallway

Floorboards, stairs to first floor, panel radiator.

Lounge

13' 01" x 10' 06" (3.99m x 3.20m)

Floorboards, gas fire, double glazed upvc window, panel radiator.

Second Reception Room

16' 03" x 14' 00" (4.95m x 4.27m)

Laminate flooring, feature fireplace, double glazed upvc window, panel radiator.

Kitchen

13' 08" x 6' 10" (4.17m x 2.08m)

Range of fitted wall and base units with contrasting work surfaces, concrete flooring, ceramic sink, plumbed for washing machine, space for cooker, and fridge freezer, double glazed upvc windows, and door to the rear, panel radiator.

First Floor

Landing

Floorboards.

Bedroom One

14' 00" x 10' 05" (4.27m x 3.17m)

Double bedroom with floorboards, double glazed upvc window, panel radiator.

Bedroom Two

13' 03" x 14' 01" (4.04m x 4.29m)

Double bedroom with floorboards, double glazed upvc window, panel radiator.

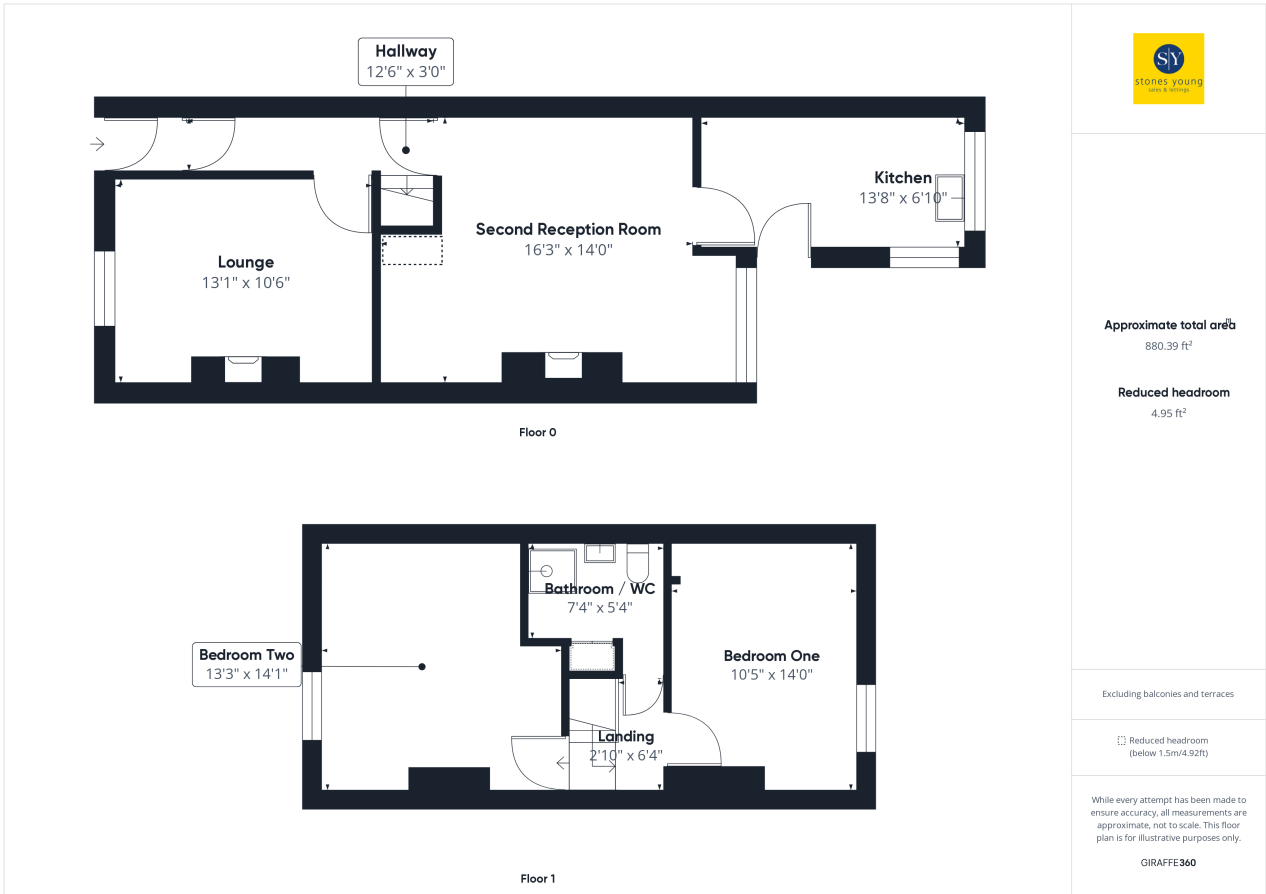
Bathroom

7' 04" x 5' 04" (2.24m x 1.63m)

Laminate flooring, three piece in white with electric shower enclosure, storage cupboard, panel radiator.



FLOORPLAN



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.