

Vincent Street, Blackburn, Lancashire. BB2 4JL

£104,950 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

EXCITING OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS IN EWOOD! Set in this convenient location on Vincent Street stands this well appointed, mid terraced property presented to the market with no chain delay. With an expected rental income of £625pcm once renovated this is a fantastic opportunity not to be missed!

This property benefits from a freehold tenure and briefly comprises an entrance vestibule which leads to the pleasant lounge featuring a gas fire with a wood surround as a focal point. The second reception room is of a generous size and benefits from storage. From here you'll find the kitchen with fitted wall and base units in white, with wood effect counter tops and modern tiling. The master bedroom is located on the first floor, along with a further bedroom and the three piece bathroom suite in white, which is complete with storage. The property is warmed through gas central heating and benefits from double glazing throughout.

This property is located in a convenient position in Blackburn close to a wide array of shops and amenities on your doorstep. On street parking is available directly to the front. To the rear there is a good sized, low maintenance enclosed yard which offers an excellent outdoor area to enjoy, surrounded by mature trees ensuring privacy to the space.

Due to the fantastic opportunity on offer here, early viewing is essential as high interest is expected.

FEATURES

- No Chain Delay
- Terraced Property in Popular Ewood Location
- Exciting Opportunity For First Time Buyers & Investors
- Potential Rental Income of £625pcm Once Renovated
- Two Reception Rooms
- Two Double Bedrooms
- Enclosed Rear Yard
- On Street Parking Available
- Council Tax Band A; Not on a Water Meter
- Freehold



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet flooring, uPVC double glazed front door.

Lounge

14' 02" x 12' 11" (4.32m x 3.94m)

Carpet flooring, panel radiator, TV point, ceiling coving, gas fire with wood surround, uPVC double glazed window.

Dining Room

12' 11" x 11' 11" (3.94m x 3.63m)

Carpet flooring panel radiator, ceiling coving, built in storage, under stairs storage, uPVC double glazed window.

Kitchen

8' 09" x 5' 10" (2.67m x 1.78m)

Range of fitted wall and base units and contrasting wood effect work surfaces, carpet flooring, 4 ring gas hob, electric oven, extractor fan, tiled splash backs, stainless steel sink and drainer, plumbed for washing machine, space for under counter fridge, panel radiator, uPVC double glazed window, uPVC double glazed door to rear.

First Floor

Bedroom 1

14' 02" x 12' 11" (4.32m x 3.94m)

Double bedroom, carpet flooring, panel radiator, uPVC double glazed window.

Bedroom 2

11' 11" x 8' 09" (3.63m x 2.67m)

Double bedroom, carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

9' 02" x 5' 00" (2.79m x 1.52m)

Carpet flooring, 3 piece in white, electric shower over bath, tiled splashbacks, cupboard housing boiler.



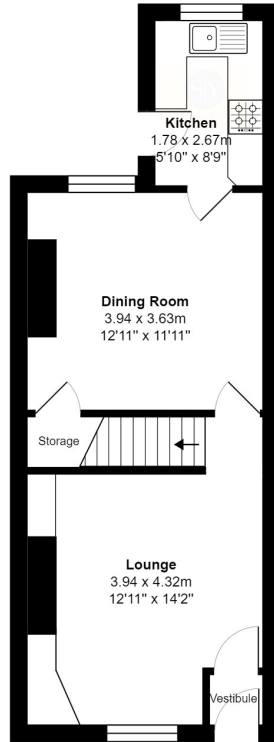
FLOORPLAN & EPC



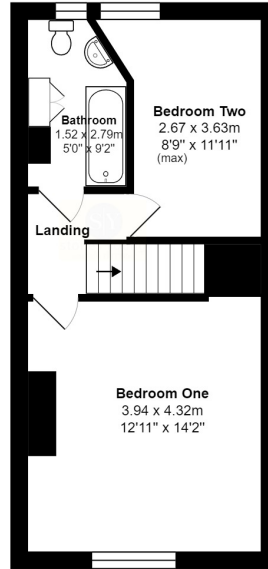
Vincent Street, Blackburn

Total Area: 76.9 m² ... 828 ft²

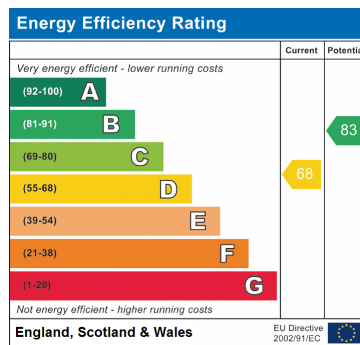
All measurements are approximate and for display purposes only



GROUND FLOOR



FIRST FLOOR



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.

