

Wolseley Street, Blackburn, Lancashire. BB2 4HR

£80,000 Freehold

FOR SALE



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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

EXCITING OPPORTUNITY FOR INVESTORS AND FIRST TIME BUYERS ALIKE! Set in a convenient position in Ewood stands this two double bedroom mid terraced property, which is being presented to the market with the potential to move straight in. This garden fronted property boasts two generous reception rooms ensuring plenty of room for a growing family.

This well appointed property benefits from a freehold tenure and briefly comprises of an entrance vestibule and a hallway housing the stairs to the first floor while also providing access to each of the reception rooms. The lounge benefits from a large window allowing natural daylight to shine through, and a electric fire providing a beautiful focal point in the room. The generous second reception room is a fantastic space for the family offering versatile accommodation for an extra lounge or dining room. Stepping in to the kitchen from here, you'll find storage in the form of base and eye level units with contrasting work surfaces along with plenty of space for appliances. On the first floor, leading from the landing is the master bedroom, along with bedroom two which is also a comfortable double. Completing the property internally is the three piece bathroom in white.

Ewood is a popular location in Blackburn with a huge array of excellent amenities within walking distance of this lovely home. This property enjoys a lovely rear yard with space for outside dining, a low maintenance garden to the front, as well as on street parking. Early viewing is advised as high interest is expected, due to the exciting opportunity on offer.

FEATURES

- Two Large Reception Rooms
- Garden Fronted Terrace with High Levels of Curb Appeal
- Ideal First Time Buy
- Council Tax Band A
- Excellent Rear Yard



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Lino flooring, meter cupboard

Hallway

Carpet flooring, stairs to first floor

Lounge

11' 11" x 10' 10" (3.63m x 3.30m)

Carpet flooring, electric fire with marble hearth and wood surround, uPVC double glazed window, panel radiator, TV point

Dining Room

15' 09" x 11' 03" (4.80m x 3.43m)

Carpet flooring, uPVC double glazed French doors to rear yard, storage in alcove, panel radiator, TV point

Kitchen

10' 01" x 07' 02" (3.07m x 2.18m)

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, gas hob, electric oven, space for fridge freezer, space for washing machine, tiled flooring, door to rear yard, combi boiler under stair storage, uPVC double glazed window, panel radiator

First Floor

Landing

Carpet flooring, loft access, uPVC double glazed window, panel radiator

Bedroom 1

14' 05" x 12' 09" (4.39m x 3.89m)

Carpet flooring, uPVC double glazed window, panel radiator, TV point

Bedroom 2

09' 07" x 08' 09" (2.92m x 2.67m)

Carpet flooring, uPVC double glazed window, panel radiator

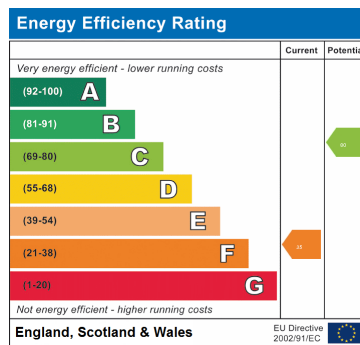
Bathroom

08' 11" x 04' 02" (2.72m x 1.27m)

Three piece suite in white, mainsfed shower over the bath, WC, sink, lino flooring, tiled floor to ceiling



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.