

Paignton Road, Blackburn, Lancashire. BB1 8DQ

£140,000 Freehold

FOR SALE



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

THREE BEDROOM FAMILY HOME WITH POTENTIAL TO ADD VALUE! Located in the highly sought after area of Revidge is this incredible opportunity for investors or first time buyers to acquire a property where value can be added with renovation.

Upon entering the property you are greeted by a welcoming hallway with stairs to the first floor and access to each of the reception rooms separately. The reception rooms are currently opened up, but with only minor investment can be split into two completely separate rooms, ideal for family life or hosting guests. The kitchen is also accessed from the hallway and presents a blank canvas for someone to make their own, or even extend. A useful lean to comes off the kitchen, ideal for a utility room or the footprint for an extension. On the first floor, there are two double bedrooms sat adjacent with the third bedroom being a single located above the stairs. Completing the accommodation is a two piece bathroom and separate WC which albeit functional, would benefit from replacing.

Revidge is a desirable location with a fantastic community spirit. This delightful property is situated within the catchment area of highly regarded schools, as well as being close to excellent amenities and transport links into Blackburn, not to mention places of worship being located within a short walk. This attractive property benefits from front and rear gardens and poses masses of potential. Due to the enviable location and potential with the property on offer, this is expected to be popular, and so early viewing is highly advised!.

FEATURES

- Potential to Add Value
- Ideal Investment Opportunity!
- Two Reception Rooms
- Three Bedroom Semi Detached Home in Revidge



ROOM DESCRIPTIONS

Ground Floor

Hallway

Lounge

14' 03" x 11' 09" (4.34m x 3.58m)

Dining Room

16' 01" x 11' 09" (4.90m x 3.58m)

Kitchen

11' 01" x 07' 05" (3.38m x 2.26m)

Utility

07' 11" x 07' 05" (2.41m x 2.26m)

First Floor

Landing

Bedroom 1

14' 02" x 12' 01" (4.32m x 3.68m)

Bedroom 2

14' 11" x 12' 01" (4.55m x 3.68m)

Bedroom 3

08' 06" x 07' 01" (2.59m x 2.16m)

Bathroom

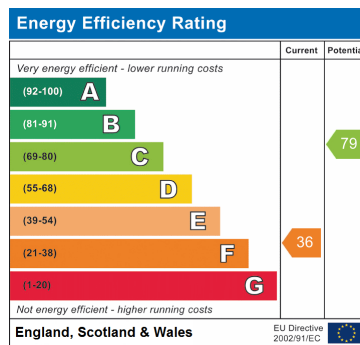
07' 05" x 05' 00" (2.26m x 1.52m)

WC

04' 08" x 03' 03" (1.42m x 0.99m)



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.