

Whalley New Road, Blackburn, Lancashire. BB1 9BA

£139,950 Leasehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

EXCELLENT FIRST TIME BUY IN POPULAR RESIDENTIAL LOCATION OF BROWNHILL! Set in this sought after area stands this well appointed, three bedroom terraced property, which boasts a generous accommodation throughout. With two spacious reception rooms, this property is expected to be popular and so early viewing is highly advised!

Upon entering this property you are greeted by a vestibule and welcoming hallway with stairs leading to the first floor. The lounge is filled with plenty of natural light provided via the large bay window and benefits from a gas fire in a feature fireplace. The generous second reception room also benefits from another lovely feature fireplace (electric) acting as the main focal point in the room. This room is also flooded with light from another large window and has a storage cupboard under the stairs. In the kitchen, plenty of storage is provided in the form of base and eye level units with contrasting work surfaces as well as integrated appliances including an electric hob, oven and fridge freezer. The kitchen also provides access to the enclosed rear yard. On the first floor, leading from the landing which provides access to the partially boarded loft, is the large master bedroom which benefits from fitted wardrobe units. Bedrooms two and three provide comfortable single bedroom space. Completing the property internally is the three piece family bathroom suite in white. The property is warmed through gas central heating and benefits from uPVC double glazed windows throughout.

Brownhill is a popular residential location due to the excellent array of amenities close by, as well as being situated within easy reach of excellent transport links including the train station which links with Clitheroe, Blackburn and Manchester. This garden fronted property benefits from on street parking. To the rear there is an enclosed yard. Early viewing is advised for what is sure to be a popular property.

FEATURES

- Leasehold
- Gas Central Heating & uPVC Double Glazing
- Three bedrooms
- Two reception rooms
- Sought after Brownhill location
- Council Tax Band B
- Not on a Water Meter
- Excellent first time buy



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Wooden front door, tiled flooring, cupboard housing gas meter, ceiling coving.

Hallway

Carpet flooring, internal wood and glass door, ceiling coving, stairs to first floor, panel radiator.

Lounge

14' 08" x 14' 07" (4.47m x 4.45m) Carpet flooring, electric stove in feature fireplace, ceiling coving, under stairs storage, picture rail, uPVC double glazed window, panel radiator, TV point, phone point.

Second Reception Room

13' 08" x 10' 10" (4.17m x 3.30m) Carpet flooring, ceiling coving, feature fireplace with gas fire (disconnected), uPVC double glazed bay window, panel radiator, TV point, phone point.

Kitchen

9' 10" x 7' 09" (3.00m x 2.36m) Range of fitted wall and base units and contrasting work surfaces, space for freestanding gas oven, plumbed for washing machine, extractor fan, stainless steel sink and drainer, tiled splashback, lino flooring, space for microwave, uPVC double glazed window and door.

First Floor

Landing

Cupboard housing boiler, carpet flooring, loft access (partially boarded).

Bedroom One

14' 09" x 11' 05" (4.50m x 3.48m) Carpet flooring, fitted wardrobes, ceiling coving, uPVC double glazed window, panel radiator.

Bedroom Two

11' 00" x 7' 05" (3.35m x 2.26m) Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

Bedroom Three

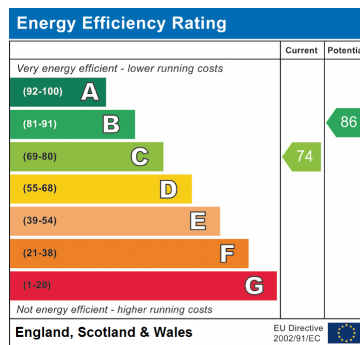
11' 00" x 6' 11" (3.35m x 2.11m) Carpet flooring, fitted furniture, uPVC double glazed window, panel radiator.

Bathroom

7' 07" x 5' 05" (2.31m x 1.65m) Three piece suite in white with vanity housing sink and mains fed shower over bath, tiled splashback, lino flooring, panel radiator.



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.