



252 Shear Brow, Blackburn

£120,000 Freehold

IDEAL OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS ALIKE IN SOUGHT AFTER LOCATION OF SHEAR BROW! This well appointed property is presented to the market with no chain delay! Perfect for first time buyers and investors alike and must be viewed early as high interest is expected.

Council Tax band: B

Tenure: Freehold



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This property benefits from a freehold tenure and briefly comprises an entrance vestibule leading into the characterful lounge, featuring wood beams and space for an electric fire, creating a relaxing space. This flows well into the second reception room which provides the perfect dining space and has stairs leading to the first floor. The kitchen provides storage in the form of base and eye level units and space for various integrated appliances. The first floor houses the master bedroom which boasts a light and airy space with fitted units. Bedroom two is also a well sized double overlooking the rear garden and bedroom three is a comfortable single. Completing the property internally is the two piece family bathroom suite in cream.

Shear Brow is an enviable location due to being within close proximity to local places of worship, great schools and amenities. To the rear you'll find a good sized garden which features a patio, along with a laid to lawn area, which is bordered by mature trees and hedges providing privacy to the home. Due to the great location and no chain delay, early viewing is advised for this fantastic property!



Vestibule

Original tiled flooring, double glazed uPVC front door.

Lounge

13' 0" x 13' 10" (3.96m x 4.22m)

Carpet flooring, wood beams, space for electric fire, panel radiator, TV point, uPVC double glazed window.

Dining Room

11' 3" x 13' 3" (3.43m x 4.04m)

Carpet flooring, storage cupboard, space for electric fire, panel radiator.

Kitchen

Range of fitted wall and base units and contrasting work surfaces, carpet flooring, stainless steel sink and drainer, space for fridge, 4x ring gas hob, electric oven, plumbed for washing machine, storage cupboard, tiled splashbacks, ceiling spotlights, uPVC double glazed wooden framed window and door to rear.

Landing

Carpet flooring, storage cupboard.

Bedroom One

13' 1" x 12' 1" (3.99m x 3.68m)

Carpet flooring, built in storage, uPVC double glazed window, panel radiator.

Bedroom Two

11' 6" x 11' 5" (3.51m x 3.48m)

Carpet flooring, built in storage, uPVC double glazed window, panel radiator.

Bedroom Three

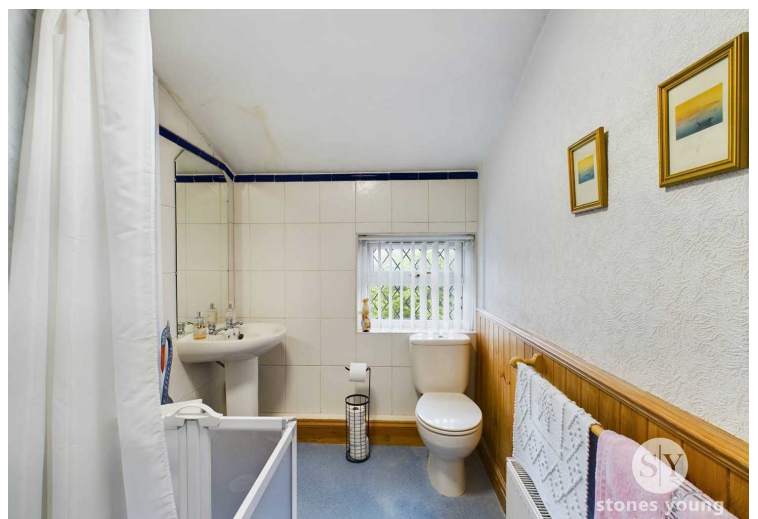
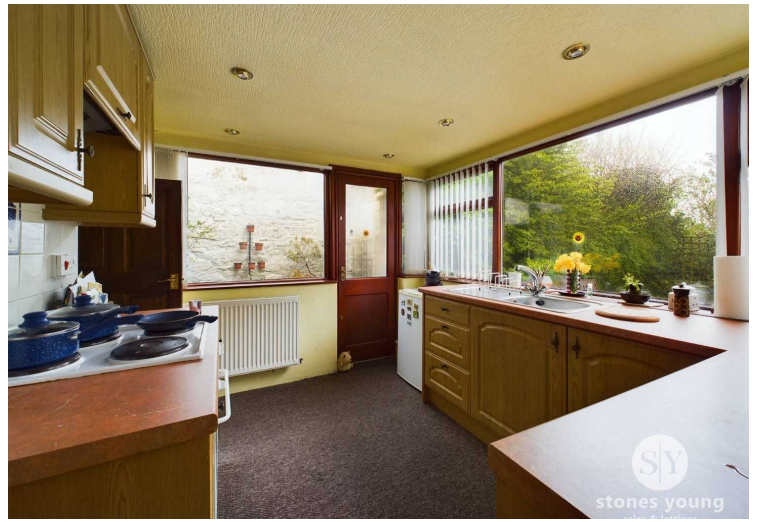
12' 4" x 5' 8" (3.76m x 1.73m)

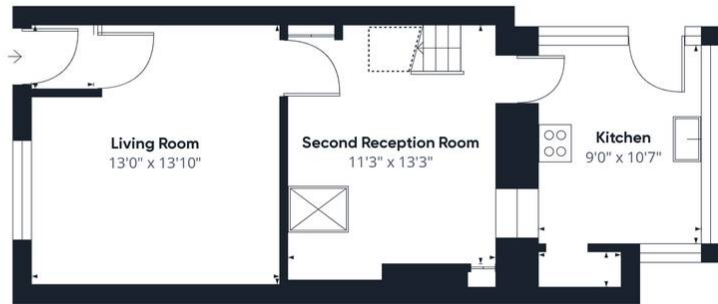
Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

9' 1" x 5' 7" (2.77m x 1.70m)

Wet room flooring, two piece suite in cream, wet room shower, tiled splashbacks, uPVC double glazed window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
923.47 ft²

Reduced headroom
11.69 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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