



## 16 West View Place, Blackburn

£139,950 Freehold

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



*CHARMING COTTAGE IN A SOUGHT AFTER REVIDGE LOCATION* This wonderful, stone-built, mid-terraced cottage boasts an array of original features and offers deceptively spacious living accommodation. This property would make a perfect first time purchase and so internal viewing is absolutely essential.

This character filled, grade II listed cottage opens into the cosy lounge featuring original wooden beams and gas fire in a stone inglenook fireplace. With stairs leading to the basement, which is utilised as the spacious kitchen diner with a range of wall and base units and integrated appliances. The kitchen also allows access to the rear yard which provides the perfect space to relax in the summer months. On the first floor, leading from the landing is the master bedroom, second bedroom and the contemporary three piece bathroom suite with a shower over bath.

Externally, there is on street parking available to the front of the property and to the rear, there is a low maintenance, south facing enclosed yard which offers an outdoor shed providing additional storage. Overall, this property would make an excellent first time buy or investment opportunity for anyone looking to buy within this much in demand location. Contact our Blackburn office now to arrange a viewing or for further information.



**Lounge**

Wooden flooring, UPVC double glazed window x3, UPVC front door, panel radiator x2, gas fire in stone surround, stairs to first floor, stairs to kitchen, under stairs storage.

**Kitchen**

Tiled flooring, range of wall and base units and contrasting work surfaces, electric hob, oven, extractor fan, space for washing machine, space for fridge freezer, UPVC double glazed window x3, UPVC double glazed frosted window x3. UPVC door to rear, panel radiator x1.

**Landing**

Carpet flooring, UPVC double glazed window.

**Bedroom**

Carpet flooring, UPVC double glaze window, panel radiator, fitted storage, ceiling spotlights.

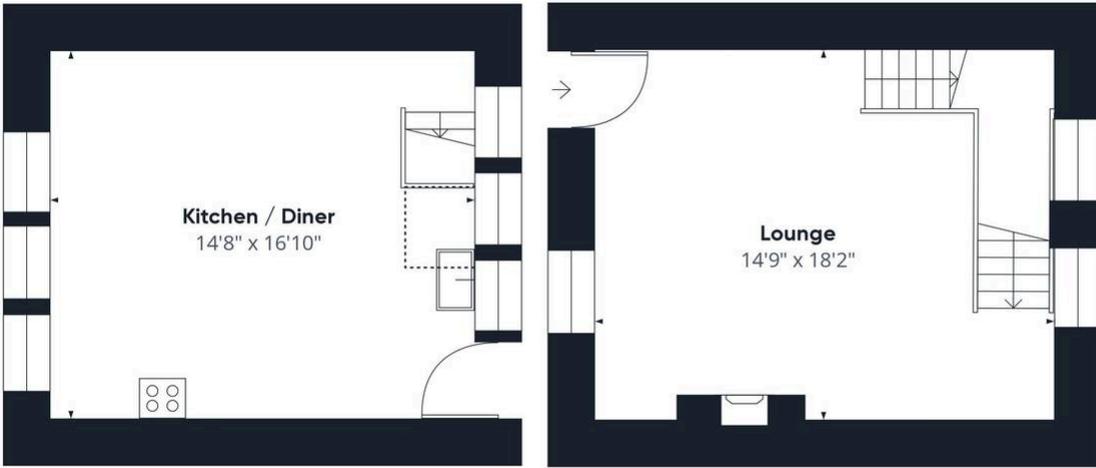
**Bedroom 2**

Carpet flooring, UPVC double glaze window, panel radiator.

**Bathroom**

Laminate flooring, three-piece suite in white, electric shower over bath, W/C, sink, UPVC double glaze window, towel radiator.





Floor 0

Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

737.98 ft<sup>2</sup>

Reduced headroom

8.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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