



The
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Group

Alexandra Road, Blackburn, BB2 6DW

Auction Guide £190,000

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Ground Floor

Vestibule

3' x 3' (0.91m x 0.91m)

Composite entrance door, coving and door to hall.

Hall

12'5 x 3'1 (3.78m x 0.94m)

Coving, stairs to first floor and doors to two reception rooms.

Reception Room One

12'7 x 10'4 (3.84m x 3.15m)

UPVC double glazed bay window, central heating radiator, coving and electric fire.

Reception Room Two

14' x 13'10 (4.27m x 4.22m)

UPVC double glazed window, central heating radiators, coving, electric fire, door to stairs to lower ground floor and open access to kitchen

Kitchen

15'5 x 7'6 (4.70m x 2.29m)

Two UPVC double glazed windows, central heating radiator, wood wall and base units, laminate worktops, tiled splash backs, composite sink with draining board and mixer tap, integrated double oven four burner gas hob, integrated fridge freezer and door to utility room.

Utility Room

6'10 x 3'4 (2.08m x 1.02m)

UPVC double glazed window, central heating radiator, tiled elevation, door to WC and door to rear

WC

3'4 x 2'11 (1.02m x 0.89m)

UPVC double glazed window, low flush WC, corner wall mounted wash basin with traditional taps and tiled elevations,

First Floor

Landing

13'10 x 5' (4.22m x 1.52m)

Stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

13'10 x 12'7 (4.22m x 3.84m)

UPVC double glazed bay window and central heating radiator.

Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed window and central heating radiator.

Bathroom

10'10 x 7'7 (3.30m x 2.31m)

UPVC double glazed frosted window, central heating radiator, low flush WC, bidet with mixer tap, pedestal wash basin with traditional taps, wood panel bath with mixer tap, electric feed shower in enclosure, fitted storage, tiled elevation and door to store room.

Store Room

7'7 x 4'3 (2.31m x 1.30m)

UPVC double glazed window, central heating radiator and boiler.

Second Floor

Loft Room

12'7 x 12' (3.84m x 3.66m)

UPVC double glazed window, Velux window, central heating radiator and eaves storage.

Lower Ground Floor

Cellar

13'3 x 11'5 (4.04m x 3.48m)

UPVC double glazed window and central heating radiator.

External

Front

Bedding areas.

Rear

Enclosed yard with bedding areas.

SUMMARY

3 BEDROOM AUCTION PROPERTY IN BLACKBURN

Nestled on the charming Alexandra Road in Blackburn, this house presents a remarkable opportunity for those seeking a project with immense potential. Boasting two generously sized double bedrooms, along with a spacious attic room, this property offers ample living space for families or individuals looking to create their dream home.

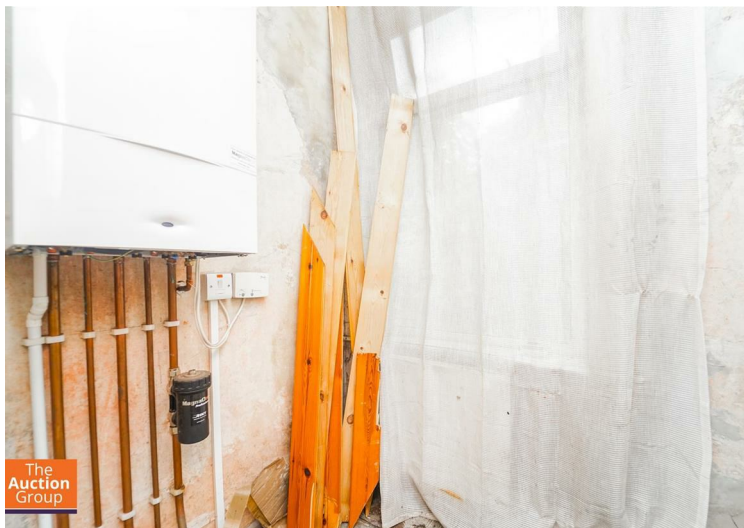
The ground floor features two expansive reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. Additionally, a convenient downstairs WC adds to the practicality of the layout. The large basement further enhances the property, providing an abundance of space that can be transformed to suit your needs, whether as a storage area, workshop, or additional living space.

While the house does require significant renovation, it is this very aspect that allows for a personal touch and the chance to design a home that reflects your unique style. With vision and creativity, this property can be transformed into a stunning

residence that meets all your needs.

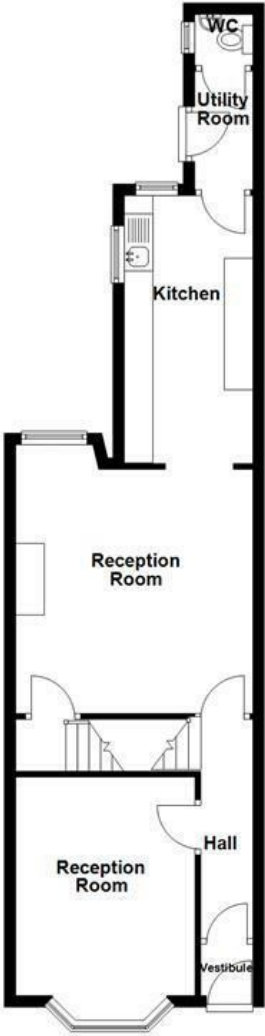
Situated in a desirable location, this house is not only a blank canvas but also a fantastic investment opportunity. If you are ready to roll up your sleeves and embark on a rewarding journey of home improvement, this property on Alexandra Road could be the perfect fit for you.

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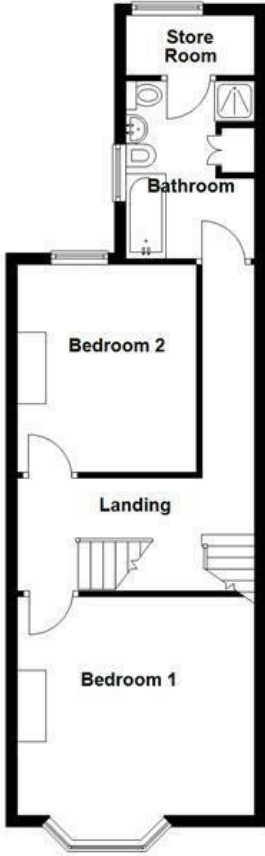




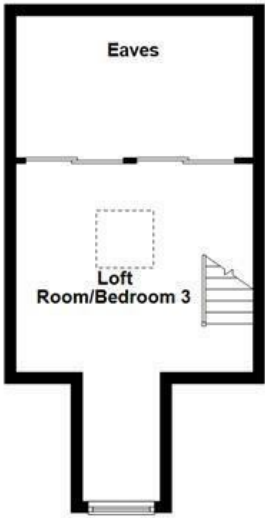
Ground Floor



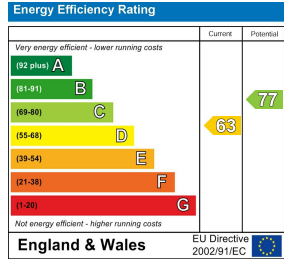
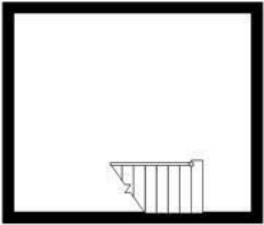
First Floor



Second Floor



Basement



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