



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Livesey Branch Road, Blackburn, BB2 4NB

### £90,000

THE PERFECT INVESTMENT OPPORTUNITY

Benefitting from neutral decoration, no chain delay and two double bedrooms, this fantastic two bedroom end terraced property is being proudly welcomed to the market in the sought after location of Blackburn. With a fantastic kitchen extension, open plan living space and a complete blank canvas, this property is the perfect first time home or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Darwen, Preston, Chorley and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you openly through to a second reception room which leads through to a kitchen and houses a staircase to the first floor. The kitchen leads on to a bathroom. The first floor comprises of doors on to two double bedrooms. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

# Livesey Branch Road, Blackburn, BB2 4NB

£90,000



- Tenure Freehold
- On Street Parking
- Two Double Bedroom End Terraced Property
- Easy Access To Local Amenities And Close Proximity To Major Network Links
- Council Tax Band A
- No Chain Delay
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating E
- Ideal Investment Opportunity
- Enclosed Rear Yard

## Ground Floor

### Entrance

UPVC double glazed door to vestibule.

### Vestibule

3' x 2'6 (0.91m x 0.76m)

Wood panelled elevation, meter cupboard, wood effect laminate flooring and door to reception room one.

### Reception Room One

13'1 x 13'1 (3.99m x 3.99m)

UPVC double glazed window, central heating radiator, smoke alarm, wood effect laminate flooring and open arch to reception room two.

### Reception Room Two

13'1 x 11'6 (3.99m x 3.51m)

UPVC double glazed window, central heating radiator, under stairs storage, wood effect laminate flooring, open to kitchen and stairs to first floor.

### Kitchen

15'5 x 12'2 (4.70m x 3.71m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and washing machine, wood effect laminate flooring, door to bathroom and hard wood door to rear.

### Bathroom

11' x 5'5 (3.35m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, tiled panel bath with direct feed rain fall shower, rinse head and mixer tap, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, coving and tiled flooring.

## First Floor

### Landing

8'8 x 2'6 (2.64m x 0.76m)

Loft access, spotlights, smoke alarm and doors to two bedrooms.

### Bedroom One

13'1 x 13'1 (3.99m x 3.99m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

13'1 x 11'6 (3.99m x 3.51m)

UPVC double glazed window and central heating radiator.

## External

### Rear

Enclosed yard.



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