

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			
(81-91) B			80
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Marlton Road, Blackburn, BB2 3LX

### £110,000

FANTASTIC INVESTMENT OPPORTUNITY FOR A TWO BEDROOM MID TERRACE PROPERTY IN THE POPULAR AREA OF BLACKBURN

Welcome to Marlton Road, Blackburn - a charming two-bedroom mid-terrace house that is perfect for investors or those looking to settle down in a convenient location. This property boasts two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones.

Situated in a sought-after area, this house provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. Whether you're looking to add to your investment portfolio or find a cozy place to call home, this property on Marlton Road is sure to capture your heart. Don't miss out on this fantastic opportunity to own a piece of this vibrant community!

The property comprises briefly; entrance via the vestibule into a welcoming hallway that has doors to two reception rooms and stairs to the first floor. The second reception room has a door to the kitchen that leads to the rear. The first floor landing houses doors on to two bedrooms and a three piece bathroom. Externally to the front of the property is an enclosed yard. The rear of the property also has an enclosed yard.

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# Marlton Road, Blackburn, BB2 3LX

## £110,000



- Tenure Freehold
- On Street Parking
- Two Reception Rooms
- Viewing Essential
- Council Tax Band A
- Mid Terraced Property
- Ideal Investment Opportunity
- EPC Rating D
- Two Bedrooms
- Enclosed Rear Yard

### Ground Floor

#### Entrance

UPVC door to vestibule.

#### Vestibule

Coving and hard wood door to hallway.

#### Hallway

13'5 x 3'3 (4.09m x 0.99m)

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

#### Reception Room One

13'3 x 10'5 (4.04m x 3.18m)

UPVC double glazed window, central heating radiator and coving.

#### Reception Room Two

14'2 x 10'9 (4.32m x 3.28m)

UPVC double glazed window, central heating radiator, television point, understairs storage and door to kitchen.

#### Kitchen

9'5 x 7'1 (2.87m x 2.16m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work tops, single oven, four ring electric hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, laminate floor and hard wood door to rear.

### First Floor

#### Landing

Doors to two bedrooms and bathroom.

#### Bedroom One

14'2 x 13'1 (4.32m x 3.99m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

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

UPVC double glazed window and central heating radiator.

#### Bathroom

8' x 6'1 (2.44m x 1.85m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead electric feed shower, laminate floor and tiled elevation.

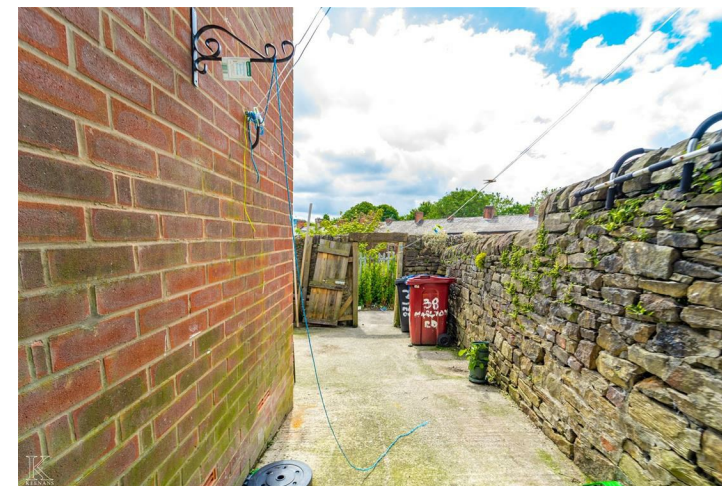
### External

#### Rear

Enclosed yard.

#### Front

Enclosed courtyard.



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