



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			
(69-80) C		68	81
(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	

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.

## Beverley Street, Blackburn, BB2 4PW Offers In The Region Of £60,000

AN IMPRESSIVE INVESTMENT OPPORTUNITY

Offering spacious rooms, no chain delay and being a complete blank canvas, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Blackburn. With gardens to the front, two living areas and bursting with potential, this property is the perfect investment opportunity truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley, Darwen and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access on to a spacious reception room. The reception room guides you through to an inner hallway which leads on to a second reception room and houses a staircase to the first floor. The second reception room leads on to a fantastic kitchen extension. To the first floor comprises of doors on to two bedrooms both leading to a Jack and Jill bathroom. Externally there is an enclosed yard to the rear and laid to lawn garden to the front.

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



# Beverley Street, Blackburn, BB2 4PW

## Offers In The Region Of £60,000

 2  1  2  D

- Tenure Rentcharge
- On Street Parking
- Two Ample Sized Reception Rooms
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Mid Terraced Property
- Ideal Investment Opportunity
- EPC Rating D
- Two Bedrooms
- Enclosed Rear Yard With Timber Shed And Gate To Shared Access Road

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

3'2 x 3' (0.97m x 0.91m)  
Coving and open to reception room.

#### Reception Room One

14'1 x 13'6 (4.29m x 4.11m)  
UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire, television point and open to inner hall.

#### Inner Hall

3'3 x 2'7 (0.99m x 0.79m)  
Smoke alarm, open to reception room two and stairs to first floor.

#### Reception Room Two

15'5 x 13'6 (4.70m x 4.11m)  
Hard wood double glazed window, central heating radiator, coving, gas fire television point and hard wood single glazed frosted door to kitchen.

#### Kitchen

13'6 x 7'9 (4.11m x 2.36m)  
UPVC double glazed window, range of wood effect wall and base units, granite effect surfaces, tiled splash back, stainless steel sink and drainer with mixer tap, space for oven, fridge freezer and washing machine, polycarbonate roof, tiled floor and hard wood single glazed door to rear.

### First Floor

#### Landing

2'8 x 2'8 (0.81m x 0.81m)  
Loft hatch, smoke alarm, feature wall light and doors to two bedrooms.

#### Bedroom One

14'1 x 13'6 (4.29m x 4.11m)  
UPVC double glazed window, central heating radiator and door to inner landing.

#### Inner Landing

3'9 x 2'10 (1.14m x 0.86m)  
Integrated shelving, hard wood single glazed frosted bi fold door to bathroom.

#### Bathroom

12'5 x 4'10 (3.78m x 1.47m)  
UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, panel bath with mixer tap and rinse head, pedestal wash basin, tiled elevation and door to bedroom two.

#### Bedroom Two

12'5 x 8'3 (3.78m x 2.51m)  
UPVC double glazed window, central heating radiator and integrated storage cupboard with Worcester boiler.

### External

#### Front

Laid to lawn garden with paving.

#### Rear

Enclosed yard with timber storage shed and gate to shared access road.

