



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

Livesey Branch Road, Blackburn, BB2 4QL

£90,000

THE PERFECT INVESTMENT OPPORTUNITY SOLD WITH TENANT IN SITUE

Boasting spacious rooms, open plan kitchen diner and two double bedrooms, this enviable mid terraced property is being proudly welcomed to the market in the sought after location of Blackburn. The perfect rental investment, this property has a tenant in situ and is perfect for any landlord to add to their portfolio! 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 through to a spacious reception room. The reception room leads on to an inner hallway which guides you through to a kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and bathroom. Externally there is an enclosed yard to the rear and garden to the front.

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

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 2  1  1  D

- Terraced Property
 - Fitted Kitchen With Dining Area
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Family Bathroom
 - Freehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'6 x 3'1 (1.07m x 0.94m)
UPVC double glazed frosted entrance door, coving and door to reception room.

Reception Room
17' x 12'2 (5.18m x 3.71m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, two feature wall lights, TV point and door to inner hall.

Inner Hall
3'10 x 2'10 (1.17m x 0.86m)
Smoke detector, stairs to first floor and door to kitchen/dining room.

Kitchen/Dining Room
17' x 11'8 (5.18m x 3.56m)
UPVC double glazed window, central heating radiator, spotlights, range of wood effect wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, integrated electric oven, six burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, wood effect lino flooring and hardwood door to rear.

First Floor

Landing
11'10 x 6'3 (3.61m x 1.91m)
Central heating radiator, smoke detector, loft access, door to bedroom one and bathroom and two doors to bedroom two.

Bedroom One
17' x 12'2 (5.18m x 3.71m)
UPVC double glazed window, central heating radiator, coving and picture rail.

Bedroom Two
17' x 8'5 (5.18m x 2.57m)
Two UPVC double glazed windows, two central heating radiators, coving, fitted wardrobes and original fireplace.

Bathroom
7'6 x 5' (2.29m x 1.52m)
Central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation and wood effect lino flooring.

External

Rear
Enclosed yard with gated access to rear.



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