



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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

Offers Over £85,000

A FANTASTIC RENTAL INVESTMENT SOLD WITH TENANT IN SITUE

Offering spacious rooms, kitchen extension and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Blackburn. Bursting with potential, this property, once updated, would make the rental investment 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 through to a spacious reception room. The reception room guides you through to an inner hallway which leads through to a second reception room and houses a staircase to the first floor. The second reception room leads on to a fitted kitchen. The first floor comprises of doors on to two bedrooms and a bathroom. Externally there is an enclosed yard to the rear and courtyard to the front.

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

Livesey Branch Road, Blackburn, BB2 4QL

Offers Over £85,000



- Mid Terrace Property
- Bursting with Potential
- Enclosed Yard to Rear
- EPC Rating D
- Two Bedrooms
- Spacious Interiors
- Tenure Freehold
- Three Piece Bathroom
- Ideal Investment Opportunity
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'2 x 2'10 (0.97m x 0.86m)

UPVC double glazed frosted front door, coving and single glazed frosted door to reception room.

Reception Room One

13'8 x 12'5 (4.17m x 3.78m)

UPVC double glazed window, central heating radiator, coving, smoke detector, meter cupboard, television point and single glazed frosted door to inner hall.

Inner Hall

3'6 x 2'10 (1.07m x 0.86m)

Single glazed frosted door to reception room two and stairs to first floor.

Reception Room Two

13'8 x 11'11 (4.17m x 3.63m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, understairs storage and single glazed frosted bi-folding door to kitchen.

Kitchen

9'8 x 7'1 (2.95m x 2.16m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven and fridge freezer, plumbing for washing machine, Biasi boiler, wood effect lino flooring and UPVC double glazed door to rear.

First Floor

Landing

6'7 x 5'11 (2.01m x 1.80m)

Dado rail, doors leading to two bedrooms and bathroom.

Bedroom One

13'8 x 12'5 (4.17m x 3.78m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

8'8 x 8'7 (2.64m x 2.62m)

UPVC double glazed window and central heating radiator.

Bathroom

11'11 x 4'9 (3.63m x 1.45m)

UPVC double glazed frosted window, central heating radiator, low base WC, wood panel bath with traditional taps and electric feed shower, pedestal wash basin with traditional taps, tiled elevations, wood cladding to ceiling, over stairs storage and lino flooring.

External

Rear

Enclosed yard at rear with bedding.



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