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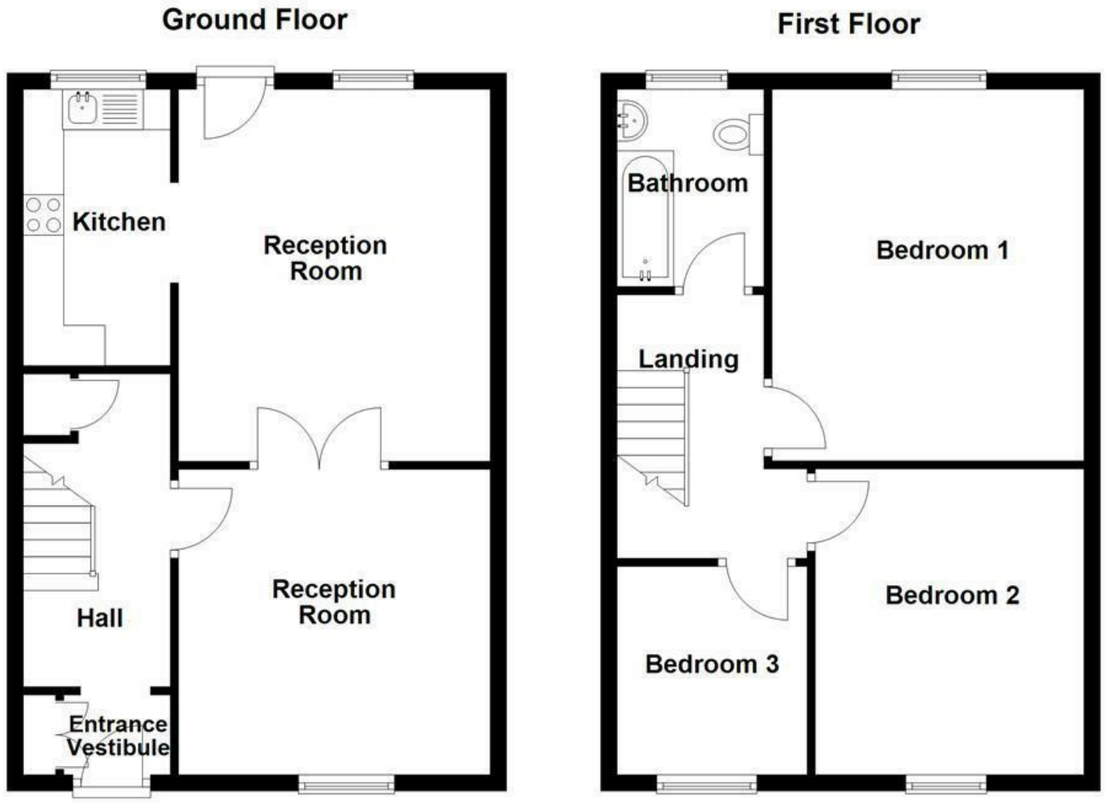

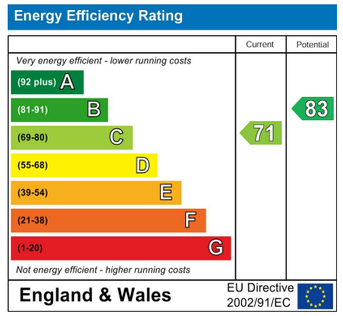

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Matthew Street, Blackburn, BB2 4DR
Offers Over £105,000

AN ENVIABLE FIRST TIME HOME OR RENTAL INVESTMENT

Offering spacious rooms and neutral decoration, this enviable three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Blackburn. With two spacious reception rooms, no chain delay and bursting with potential, this property is the perfect blank canvas for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Darwen, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a second reception room which provides open access on to the kitchen and a door out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a family 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.

Matthew Street, Blackburn, BB2 4DR
Offers Over £105,000

3 1 2 C

- End Terraced Property
- Fitted Kitchen With Appliances
- On Street Parking
- EPC Rating: C
- Three Bedrooms
- Three Piece Family Bathroom
- Freehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Vestibule
6' x 3'3 (1.83m x 0.99m)
Composite double glazed frosted entrance door, storage cupboard, wood effect laminate flooring and open access to hall.

Hall
12'6 x 6' (3.81m x 1.83m)
Central heating radiator, under stairs storage, stairs to first floor and door to reception room one.

Reception Room One
12'8 x 12'5 (3.86m x 3.78m)
UPVC double glazed window, central heating radiator, wall mounted inset electric fire, TV point and single glazed double doors to reception room two.

Reception Room Two
15'1 x 12'8 (4.60m x 3.86m)
UPVC double glazed window, central heating radiator, integrated storage, TV point, open arch to kitchen and composite door to rear.

Kitchen
11'3 x 6 (3.43m x 1.83m)
UPVC double glazed window, range of white wall and base units, wood effect worktops, tiled splash back, stainless steel sink with draining board and high spout mixer tap, integrated electric double oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, integrated dishwasher and tile effect lino flooring.

First Floor

Landing
10'10 x 8' (3.30m x 2.44m)
Coving, loft access and doors to three bedrooms and bathroom.

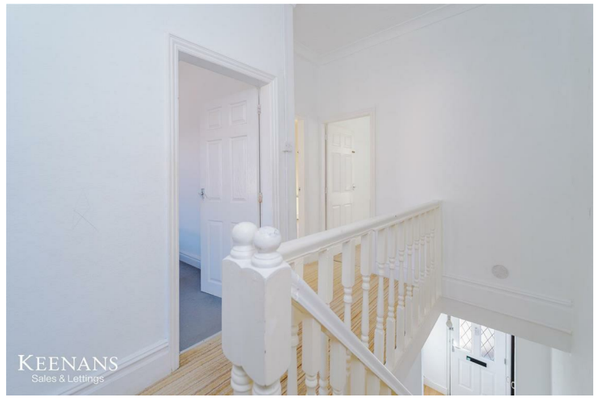
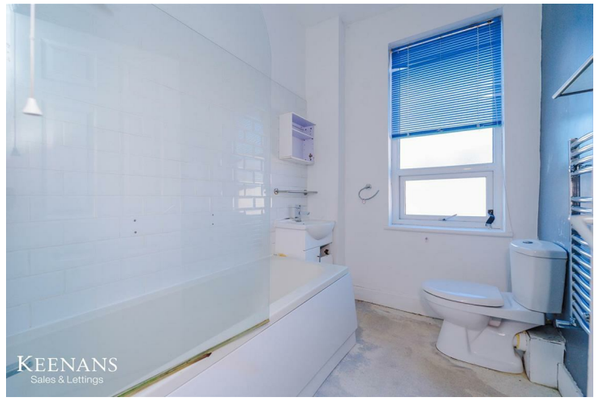
Bedroom One
15'1 x 12'8 (4.60m x 3.86m)
UPVC double glazed window, central heating radiator and TV point.

Bedroom Two
12'5 x 10'11 (3.78m x 3.33m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three
8'5 x 8' (2.57m x 2.44m)
UPVC double glazed window, central heating radiator and coving.

Bathroom
8' x 6' (2.44m x 1.83m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower and rinse head over, tiled elevations and lino floorin.

External

Front
Courtyard.

Rear
Enclosed yard.