Ground Floor

Kitchen

Reception Room

Hall

Store

Reception Room

Entrance Vestibule

First Floor

Bedroom 2

Store

Bathroom

Landing

Bedroom 1

Energy Efficiency Rating

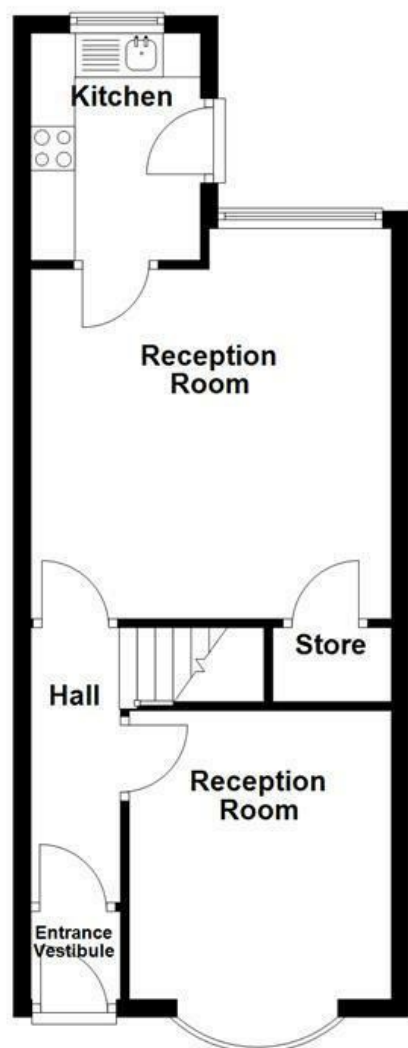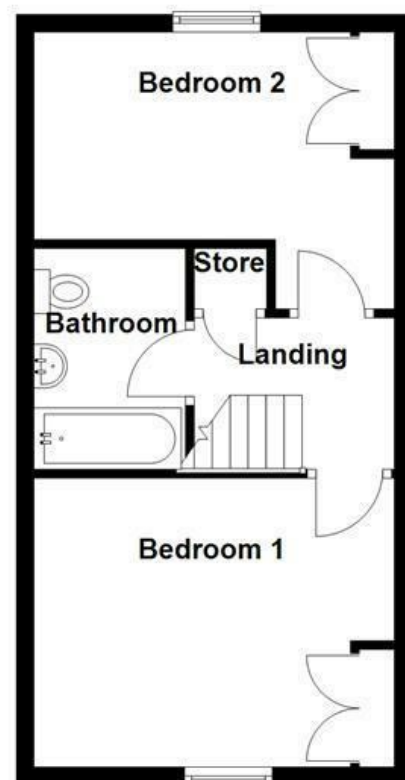|	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales　EU Directive 2002/91/EC

Grindleton Road, Blackburn, BB2 6NZ
Offers Over £120,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering spacious rooms and added garage, this fantastic two bedroom mid terraced property is being proudly welcomed to the market in the most desirable location of Blackburn. A complete blank canvas with two living areas, neutral decoration and two double bedrooms, this property has the potential to be the perfect first time home or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Clitheroe, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms 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 bathroom. Externally there is an enclosed yard to the rear with access to a detached garage and courtyard to the front.

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

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Grindleton Road, Blackburn, BB2 6NZ
Offers Over £120,000

🛏 **2** 🛁 **1** 🛋 **2** ⚡

- Fantastic Mid Terraced Property
- Sought After Location
- On Street Parking
- EPC Rating TBC
- Two Double Bedrooms
- Detached Garage
- Tenure Freehold
- Bursting With Potential
- Two Living Areas
- Council Tax Band A

Ground Floor

Entrance Vestibule
3'4 x 3'4 (1.02m x 1.02m)
Composite front door, meter cupboard, wood effect laminate flooring, hardwood single glazed frosted door to the hallway.

Hallway
10'3 x 3'4 (3.12m x 1.02m)
Central heating radiator, wood effect laminate flooring, doors to two reception rooms and staircase to the first floor.

Reception Room One
12'5 x 9'10 (3.78m x 3.00m)
UPVC double glazed bow window, central heating radiator, coving, ceiling rose, gas fire with a tiled hearth and surround.

Reception Room Two
14'7 x 13'7 (4.45m x 4.14m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, dado rail, gas fire, under staircase storage cupboard, door to the kitchen.

Kitchen
8'6 x 6'7 (2.59m x 2.01m)
UPVC double glazed window, a range of matte wall and base units, wood effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated electric double oven with a four ring gas hob and extractor hood, plumbing for washing machine, Main boiler, tiled effect vinyl flooring, composite double glazed door to the rear.

First Floor

Landing
7'7 x 5'8 (2.31m x 1.73m)
Smoke alarm, storage cupboard, doors to two bedrooms and bathroom.

Bedroom One
13'7 x 10'10 (4.14m x 3.30m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, fitted wardrobe.

Bedroom Two
13'7 x 10'4 (4.14m x 3.15m)
UPVC double glazed window, central heating radiator, fitted wardrobe.

Bathroom
8'3 x 5'8 (2.51m x 1.73m)
Skylight, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with a direct feed shower and mixer tap, tiled elevations, tiled effect lino flooring.

External

Front
Paving courtyard.

Rear
Enclosed yard with paving and bedding areas and access on to a detached garage.

Garage
17'11 x 12'7 (5.46m x 3.84m)
Hardwood single glazed window, power, lighting, electric up and over garage door.