



Livesey Branch Road, Blackburn, BB2 4QR

Offers over £135,000

Duffin's Estate Agents are pleased to offer for SALE this four bed, mews property in the popular Livesey Location. Newly refurbished throughout, including brand new carpets, the property benefits from an entrance porch, one reception room, fully fitted kitchen, four good sized bedrooms, one with it's own shower room, three piece family bathroom and downstairs WC. Externally the property benefits from off road parking and gardens to the rear.

With easy access to a wide range of amenities, transport links and well regarded local schools and gas central heated & double glaze throughout this property this property is highly recommended for viewing.

The property is currently tenanted by way of an Assured Shorthold Tenancy, this is on a rolling basis. The tenant has been in situ since November 2020 and pays £600.00 per calendar month.

Lounge 12'1" x 12'1" (3.69 x 3.69)



The reception room is exceptionally large and benefits from one double glazed window at the front of the property and one window at the back allowing a lot of light in to the room, gas central heating radiator, ceiling light points, telephone point and television point. The walls and woodwork have been freshly painted in a neutral colour and the floor has been laid with brand new grey carpet.

Kitchen 8'11" x 9'2" (2.74 x 2.80)



Range of wall and base units with laminate surfaces and complementary tiled splash backs, integrated electric oven with four ring gas hob and extractor canopy, stainless steel sink, drainer and mixer tap and laminate flooring. Light is gained via double glazed windows to the rear. The walls and woodwork have been fully repainted. The kitchen also benefits from a storage cupboard and the access to the downstairs WC and rear garden is gained via the kitchen.

Downstairs W/C



Situated at the rear of the property the downstairs WC comprises of a white WC and wall hung wash basin along with double glazed window.

Bedroom 1 8'11" x 16'11" (2.72 x 5.17)



Situated on the ground floor, this bedroom benefits from one double glazed window to the front of the property and one to the side allowing a lot of light in to the room, gas central heating radiator and ceiling light points. The walls and woodwork have been freshly painted in a neutral colour and the floor has been laid with brand new grey carpet. In this room is

also a small shower room which would also be ideal for disability access.

Shower Room



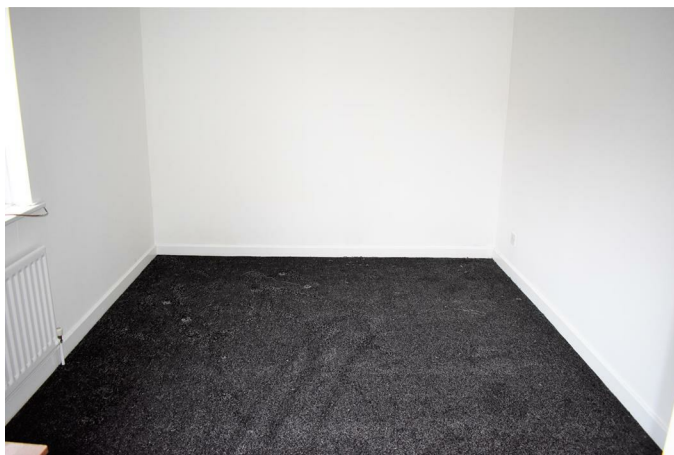
Small ensuite shower room with tiled walls and electric shower.

Bedroom 2 8'11" x 10'11" (2.72 x 3.35)



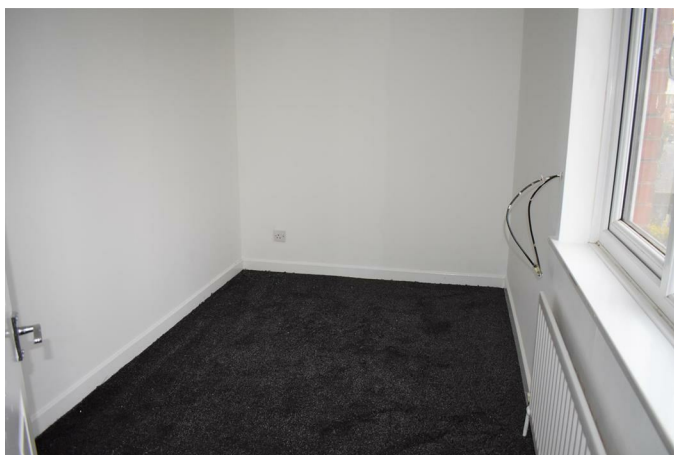
To the first floor, this bedroom benefits from one double glazed window to the front of the property, gas central heating radiator and ceiling light points. The walls and woodwork have been freshly painted in a neutral colour and the floor has been laid with brand new grey carpet.

Bedroom 3 9'0" x 15'11" (2.76 x 4.87)



To the first floor, this bedroom benefits from one double glazed window to the front of the property, gas central heating radiator and ceiling light points. The walls and woodwork have been freshly painted in a neutral colour and the floor has been laid with brand new grey carpet.

Bedroom 4 6'7" x 15'11" (2.03 x 4.87)



To the first floor, this bedroom benefits from one double glazed window to the rear of the property, gas central heating radiator and ceiling light points. The walls and woodwork have been freshly painted in a neutral colour and the floor has been laid with brand new grey carpet.

Bathroom 7'4" x 8'11" (2.26 x 2.73)

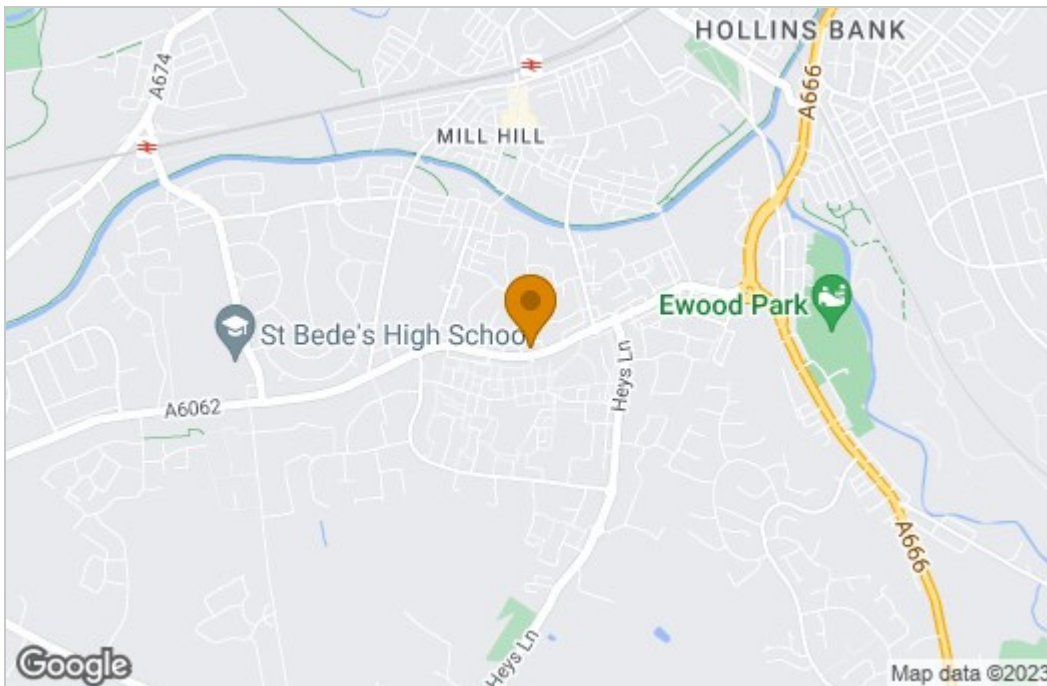


Rear Garden




Floor Plan

Area Map



Energy Efficiency Graph

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

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