



Bolton Road, Blackburn, BB2 4HY

Offers over £119,950

AN IMPRESSIVE THREE BEDROOM END TERRACED PROPERTY FOR SALE

Duffin's Estate Agents are delighted to bring to the sales market this spacious, three bedroom property in the popular Ewood Area. Ideally situated within close proximity to a range of local amenities including shops, supermarkets, Ewood park stadium, , town centre/college/university are less than a mile away and highly regarded schools for all ages - this property is the perfect home!

The property comprises briefly of a welcoming hallway which leads on to two spacious reception rooms, under stairs storage & new fully fitted kitchen. To the first floor there is a landing leading to three good sized bedrooms, storage cupboard and an exceptionally large three piece family bathroom. Externally there is a yard at the rear and enclosed garden to the front of the property.

The property benefits from gas central heating, double glazing and on street parking. The property is currently being rented out at £595.00 pcm . The Tenants are due to vacate in May 2024.

Viewing is highly recommended. Call the office on 01254 691352 at your earliest convenience.

Reception Room 1 14'4"x 14'10" (4.39x 4.53)

UPVC double glazed bay window, freshly painted magnolia walls and white glossed woodwork, grey carpet, central heating radiator, ceiling light, television point and decorative electric fire.

Reception Room 2 16'3" x 13'0" (4.97 x 3.98)

UPVC double glazed bay window, freshly painted magnolia walls and white glossed woodwork, grey carpet, central heating radiator, ceiling light, television point and decorative electric fire.

Kitchen 7'7" x 10'6" (2.33 x 3.22)

UPVC double glazed window and rear door, freshly painted magnolia walls and white glossed woodwork, laminate wall and base units, black laminate work tops, one bowl sink with mixer tap and drainer, fitted oven, electric hob and extractor, plumbing for washing machine, central heating radiator & tiled flooring and baxi boiler.

The kitchen also benefits from a dining area and under stairs storage.

Master Bedroom 19'0" x 11'9" (5.80 x 3.60)

UPVC double glazed window, central heating radiator, laminate flooring, ceiling light, freshly painted magnolia walls and white glossed woodwork

Second Bedroom 8'8" x 9'1" (2.65 x 2.77)

UPVC double glazed window, central heating radiator, laminate flooring, ceiling light, freshly painted magnolia walls and white glossed woodwork

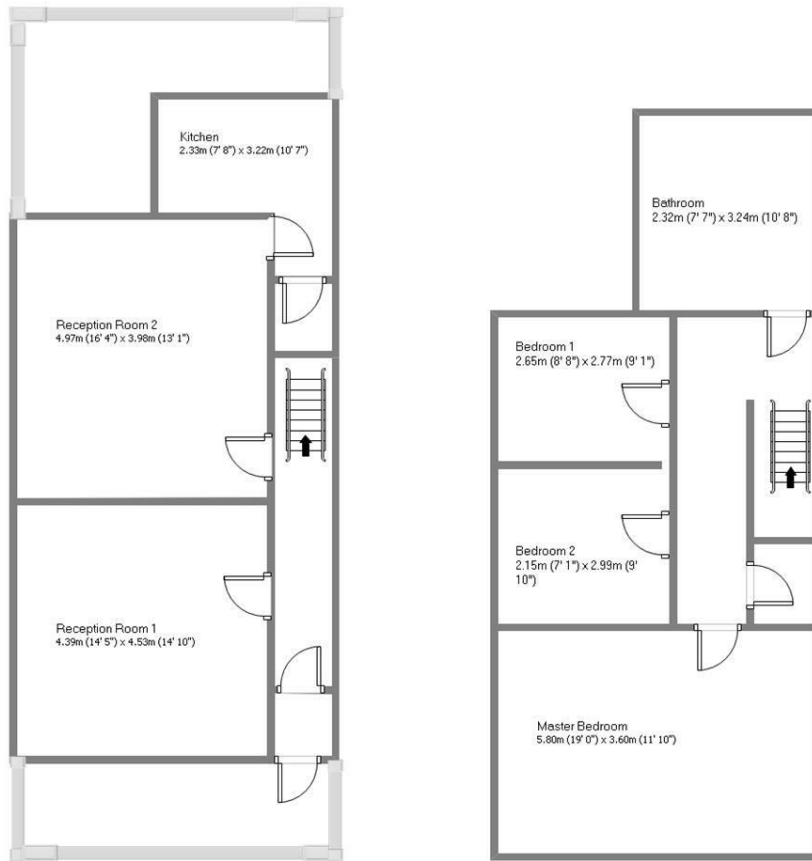
Third Bedroom 7'0" x 9'9" (2.15 x 2.99)

UPVC double glazed window, central heating radiator, laminate flooring, ceiling light, freshly painted magnolia walls and white glossed woodwork

Bathroom 7'7" x 10'7" (2.32 x 3.24)

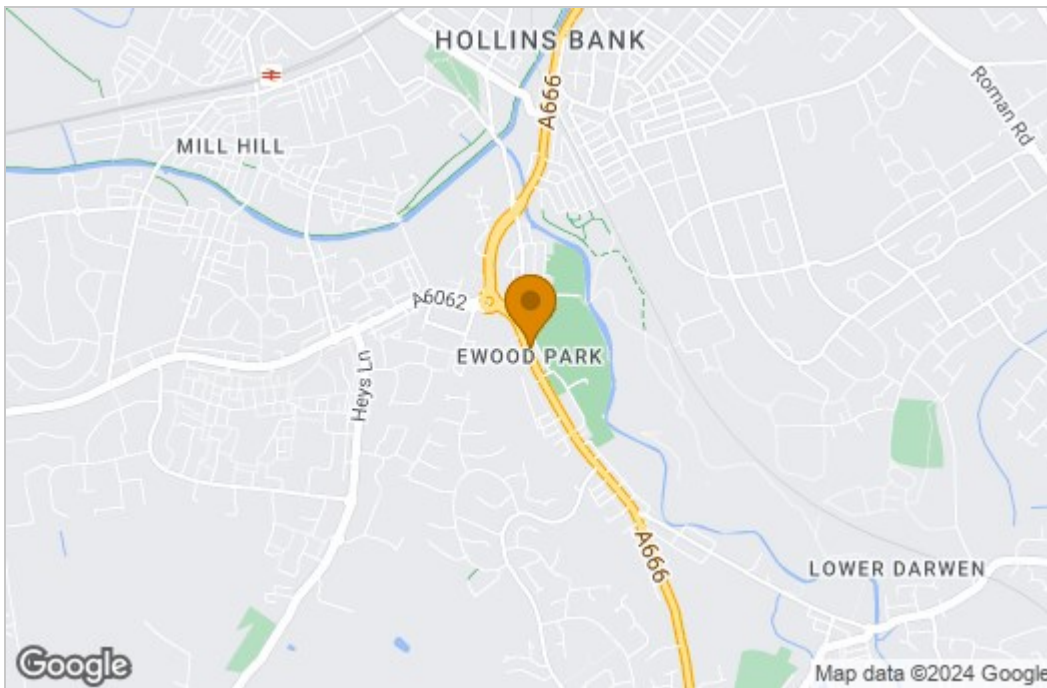
Three piece suite comprising; WC, wash basin, panelled bath and a direct feed power shower over and lino flooring.

Floor Plan

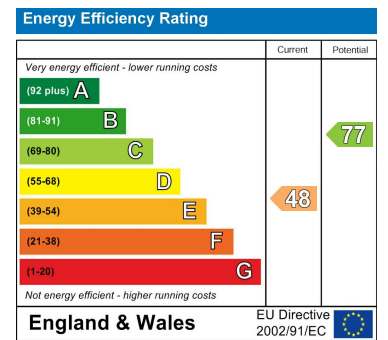


Bolton Road, Ewood

Area Map



Energy Efficiency Graph



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