



## Preston Old Road, Blackburn, BB2 5LZ

### Asking price £135,000

Nestled in the charming Cherry Tree area of Blackburn, this delightful mid-terrace house on Preston Old Road offers a perfect blend of character and modern living. Built in 1900, the property retains a sense of history while providing the comforts of contemporary life.

Upon entering through the entrance hall, you will find two open plan reception rooms, perfect for entertaining guests or enjoying quiet evenings at home and spacious modern kitchen. To the first floor, the house features two well-proportioned bedrooms and three piece bathroom.

The spacious layout of this home allows for flexibility in how you choose to utilise the space, making it an ideal canvas for personalisation. With no onward chain, you can move in without delay and start enjoying all that this lovely property has to offer.

Externally, the property benefits from a rear enclosed yard and on street parking.

Situated in a popular location, this mid-terrace house is not only a fantastic first home but also a promising investment opportunity. The vibrant community of Cherry Tree provides easy access to local amenities, schools, and transport links, making it a desirable place to live.

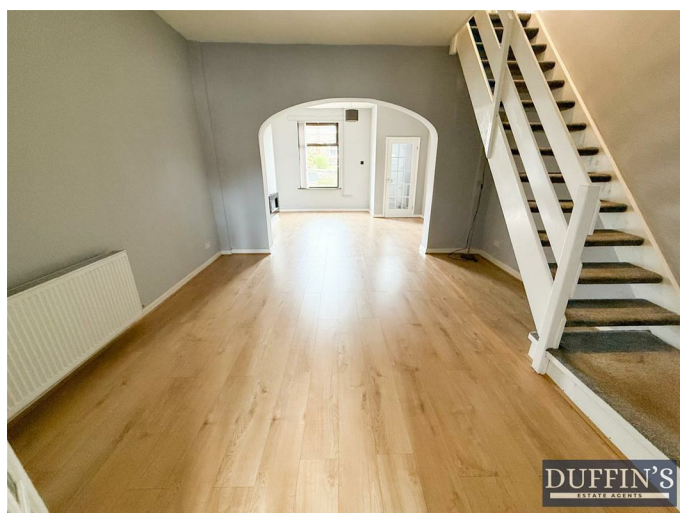


Lounge One 14'4" x 13'3" (4.37 x 4.04)



Spacious open plan reception room which comprises of an entrance hall, upvc double glazed window, brand new laminate flooring, ceiling light, tv point, gas central heating radiator, ample plug sockets and wall mounted electric fire.

Lounge Two 14'4" x 13'8" (4.37 x 4.17)



Open plan reception room two which provides access to the first floor and kitchen. The flooring is laid with brand new laminate, ceiling light, ample plug sockets and gas central heating radiator. This space could also be utilised as a dining room.

Kitchen 11'8" x 8'11" (3.56 x 2.74)



UPVC double glazed window and door to the rear garden, a range of wall and base units, contrasting work surfaces, part tiled elevations, stainless steel sink, integrated electric oven with gas hob, ceiling spotlights, brand new laminate flooring and gas central heating boiler.

Hallway



Spacious hallway providing access to the two bedrooms and bathroom.

Master Bedroom 14'4" x 11'3" (4.37 x 3.45)



Spacious master bedroom comprising of fitted carpets, ceiling light, plug sockets and UPVC double glazed window.

Bedroom Two 7'2" x 14'4" (2.20 x 4.39)



Second bedroom comprising of fitted carpets, ceiling light, plug sockets and UPVC double glazed window.

Bathroom 6'9" x 5'1" (2.07 x 1.57)



Three piece bathroom comprising of WC, wash basin, enclosed corner shower, ceiling light, part tiled elevations and extractor fan.

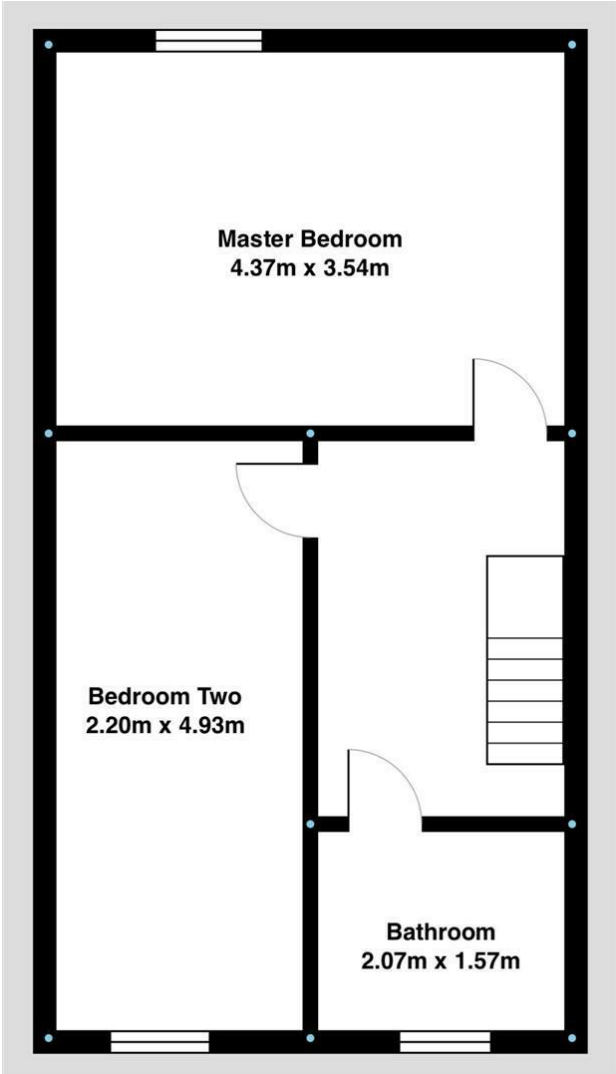
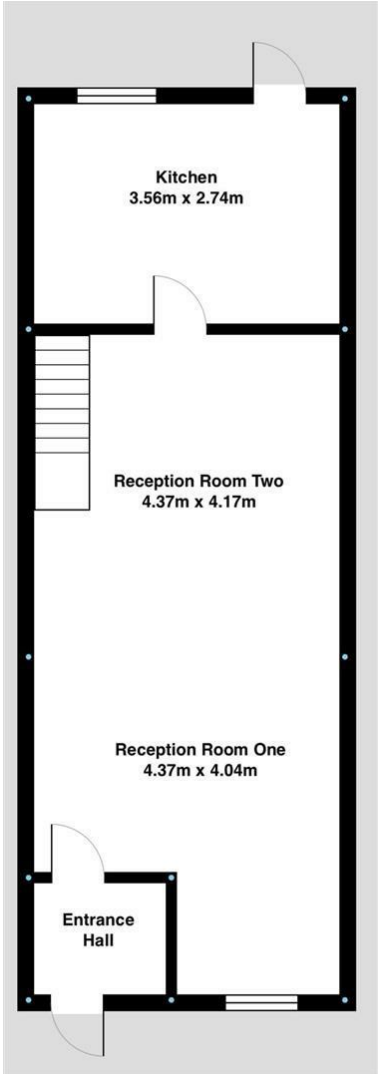
Rear Garden



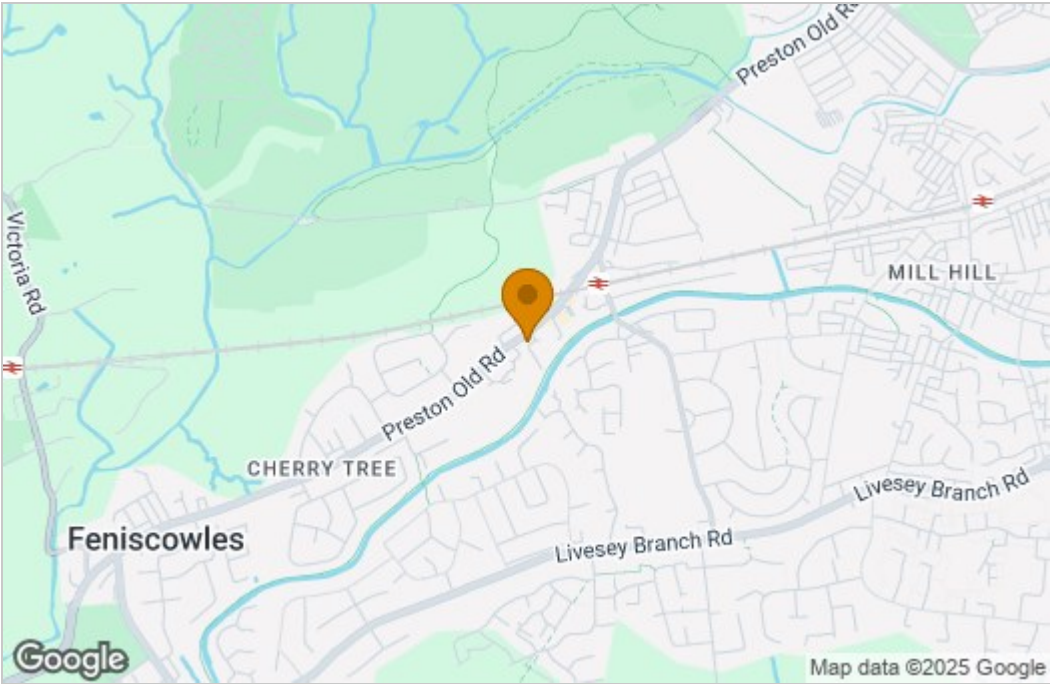
Rear enclosed garden with freshly rendered walls and concrete flooring.



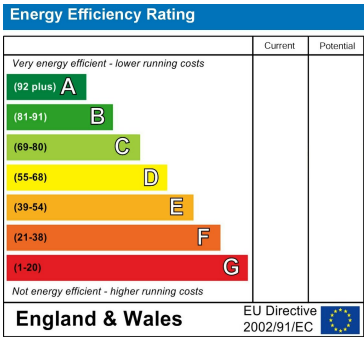
Floor Plan



Area Map



Energy Efficiency Graph



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