



## Livesey Branch Road, Blackburn, BB2 4LU

### Offers over £74,950

Located on Livesey Branch Road in Blackburn, this charming terraced house presents an excellent opportunity for both first-time buyers and seasoned investors. Spanning an impressive 904 square feet, the property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking a comfortable living space.

Upon entering, you will find the entrance hall which leads to welcoming reception room and spacious kitchen with understairs storage. To the first floor, the property features a three piece bathroom, and two good sized bedrooms. Externally the property benefits from a south-facing rear enclosed yard and on street parking is available.

This home is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Furthermore, it is available with no chain, allowing for a swift and hassle-free purchase process.

With its high rental yield potential, this property stands out as an attractive investment opportunity in a thriving area. Whether you are looking to make it your own or add to your property portfolio, this terraced house on Livesey Branch Road is not to be missed.

Call the office on 01254 691352 to arrange a viewing.



Lounge 14'0" x 11'11" (4.28m x 3.65m)



Entrance hall which leads into the reception room. The reception room comprises of UPVC double glazed window, grey fitted carpet, gas central heating radiator, meter cupboards, ample plug sockets and tv point.

Kitchen 14'1" 11'11" (4.31m 3.65m)



Spacious kitchen comprising of laminate flooring, gas central heating radiator, ceiling light, kitchen base units with complimentary worktops, fitted electric hob and oven, stainless steel sink, plumbing for washing machine, combination boiler, ample plug sockets, under stairs storage and access to the rear garden and first floor.



Master Bedroom 14'5" x 14'0" (4.4m x 4.29m)



UPVC double glazed window to the front of the property, gas central heating radiator, plug sockets, ceiling light and grey fitted carpet.

Second Bedroom 6'11" x 11'7" (2.12m x 3.55m )



UPVC double glazed window to the rear of the property, gas central heating radiator, plug sockets, ceiling light and grey fitted carpet.

Bathroom 6'11" x 8'5" (2.12m x 2.59m)



Three piece suite comprising of; panelled bath with overhead shower, wash basin, WC, part tiled elevations, lino flooring, UPVC double glazed frosted window to the rear of the property and gas central heating radiator.

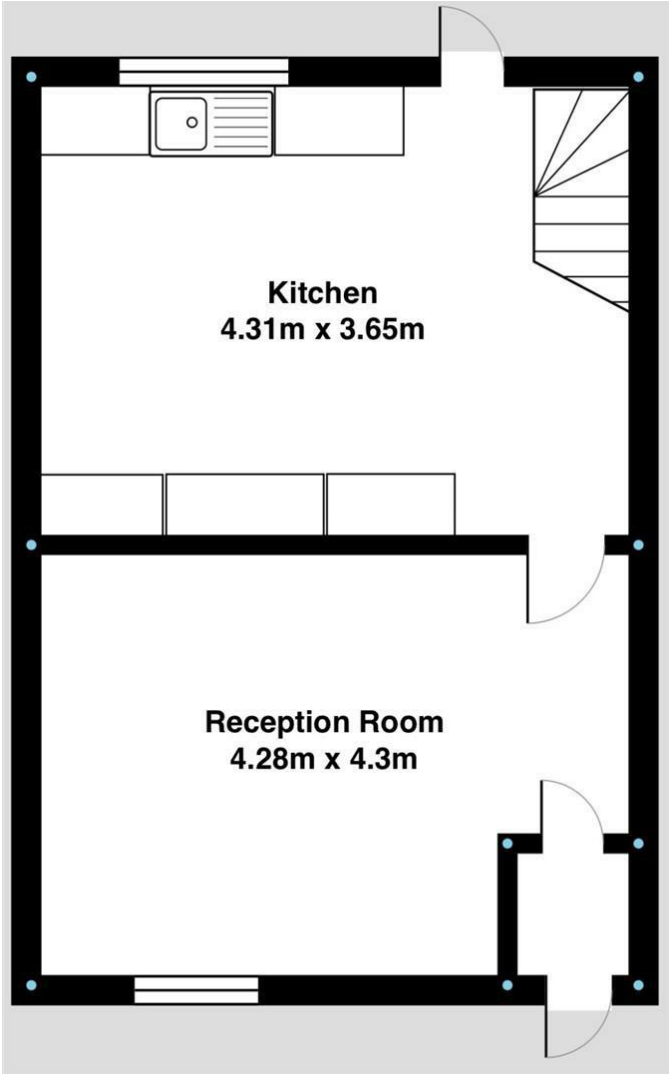
Rear Enclosed Yard



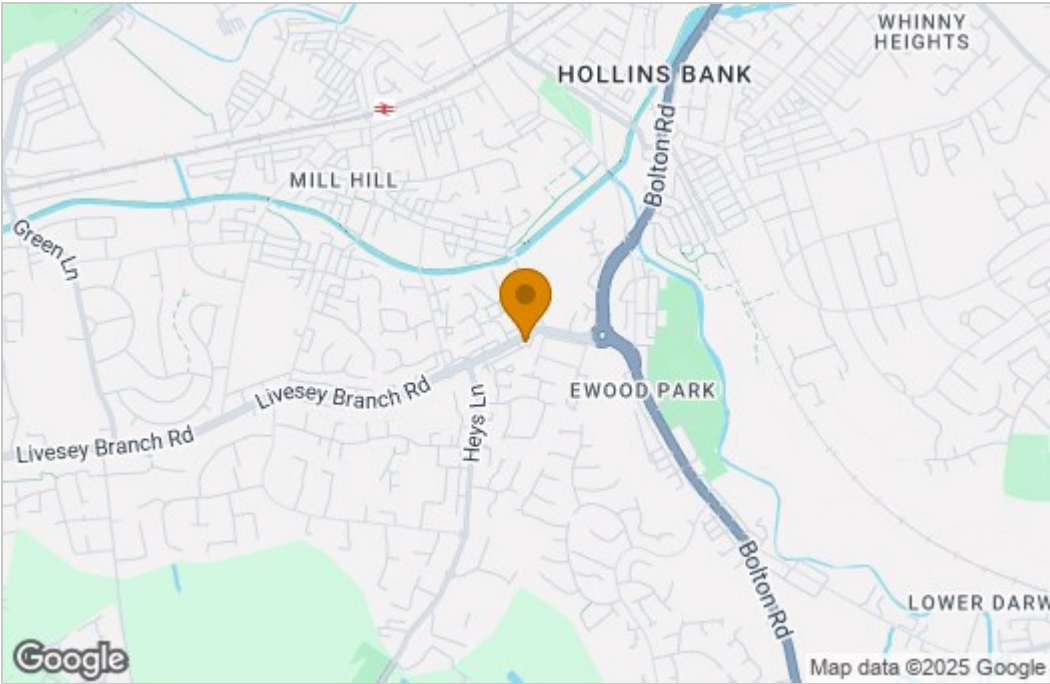
South Facing, rear enclosed yard with outside power and tap.



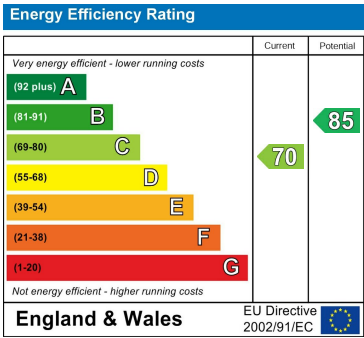
Floor Plan



Area Map



Energy Efficiency Graph



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