



**£110,000 (OIRO)**  
**Leasehold**



**AINS WORTH LORD**  
**ESTATES**

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Belgrave Close, Blackburn,

£110,000 Leasehold

PRICED FOR QUICK SALE!  
\*\*RARE OPPORTUNITY FOR  
INVESTOR or FIRST TIME  
BUYER\*\* 2 BED SEMI\*\*  
LARGE GARDEN FRONT  
AND REAR\*\* LONG  
DRIVEWAY\*\* QUIET CUL-DE-  
SAC\*\* GOOD LOCATION\*\*  
VERY GOOD CONDITION\*\*  
PLENTY SCOPE TO ADD



# YOUR OWN STAMP AND ADD VALUE!\*\* NO CHAIN!

Ainsworth Lord Estates are delighted to offer for sale this lovely semi-detached property, situated in a nice quiet cul-de-sac location in the Witton Area of Blackburn. It would be perfect for a first time buyer or investor looking to add a quality property with attractive yields to their portfolio.

As you will be able to see from the photographs, floor plans and virtual tour....

The property is comprised of the following....

Nice long driveway, with well manicured gardens to the front and rear.

On the Ground Floor we have:  
a vestibule porch, leading to a large lounge, with a large kitchen diner to the rear.

Upstairs on the first floor we have:  
A large master bedroom to the front of the house, a second bedroom at the rear, and a fully fitted bathroom with shower over the bath.

The property benefits from:  
Gas Central Heating, with a new Worcester boiler having been fitted only 5 years ago  
Double Glazing throughout  
Good quality carpets and floor coverings  
It has just been re-decorated  
Good-sized Patio area at the rear.  
Garden Shed

Approximate Room Sizes:

## LIVING ROOM

14' 1" x 12' 1" (4.31m x 3.69m)

## KITCHEN/DINER

10' 0" x 12' 1" (3.06m x 3.69m)

## MASTER BEDROOM

10' 7" x 12' 1" (3.24m x 3.69m)

## BEDROOM 2

9' 10" x 6' 10" (3m x 2.09m)

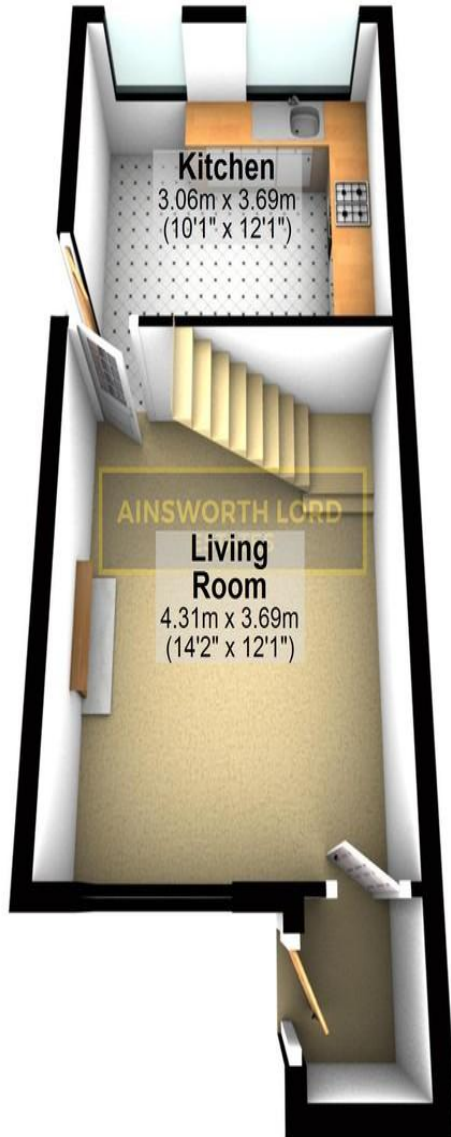


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## Ground Floor

Approx. 29.1 sq. metres (313.1 sq. feet)



Total area: approx. 56.7 sq. metres (609.9 sq. feet)



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