



Livesey Branch Road, Blackburn, BB2 4LU

£85,000

Located on Livesey Branch Road in Blackburn, this charming end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. Built in 1900, this property offers a comfortable space of 797 square feet.

Upon entering, you are welcomed and entrance vestibule and two inviting reception rooms which have been opened up into one open plan space, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and appealing, providing a kitchen and two bedrooms.

The property features a three-piece bathroom, designed for convenience and functionality. The property's location is particularly advantageous with easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

This end-terrace house is not only a lovely home but also a promising investment opportunity, given its desirable features and location. Whether you are looking to step onto the property ladder or expand your investment portfolio, this residence on Livesey Branch Road is certainly worth considering.

Call the office on 01254 691352 to arrange a viewing.

Living Room 26'1" x 14'2" (7.94 x 4.32)

The living room offers a generous, open space filled with natural light from the window at the far end. It features a neutral palette with grey carpeting and white walls, creating a calm and welcoming atmosphere. The staircase ascends from this room, adding architectural interest without overwhelming the space. There is a simple, recessed area that could be used for storage or a fireplace feature. Radiators are positioned along the walls to keep the room warm and comfortable throughout the year.

Kitchen 7'11" x 7'11" (2.41 x 2.42)

This compact kitchen is neatly arranged with a practical layout that maximises space. It features white cabinetry paired with black tiled flooring, offering a smart contrast. The kitchen is equipped with an electric hob and oven, and there is a window above the sink that lets in natural light. A door leads directly outside, providing convenient access to the rear courtyard area.

Bedroom 1 11'1" x 14'4" (3.38 x 4.37)

A double bedroom with two windows that allow daylight to brighten the room. The walls are painted white and the floor is carpeted in grey. There are radiators beneath both windows to ensure warmth and comfort.

Bedroom 2 8'10" x 8'9" (2.7 x 2.67)

This smaller bedroom benefits from a single window that looks out over green surroundings. Like the rest of the property, it is decorated with white walls and a grey carpet for a simple, clean look. A radiator is positioned under the window to provide heating.

Bathroom 5'3" x 12'8" (1.61 x 3.87)

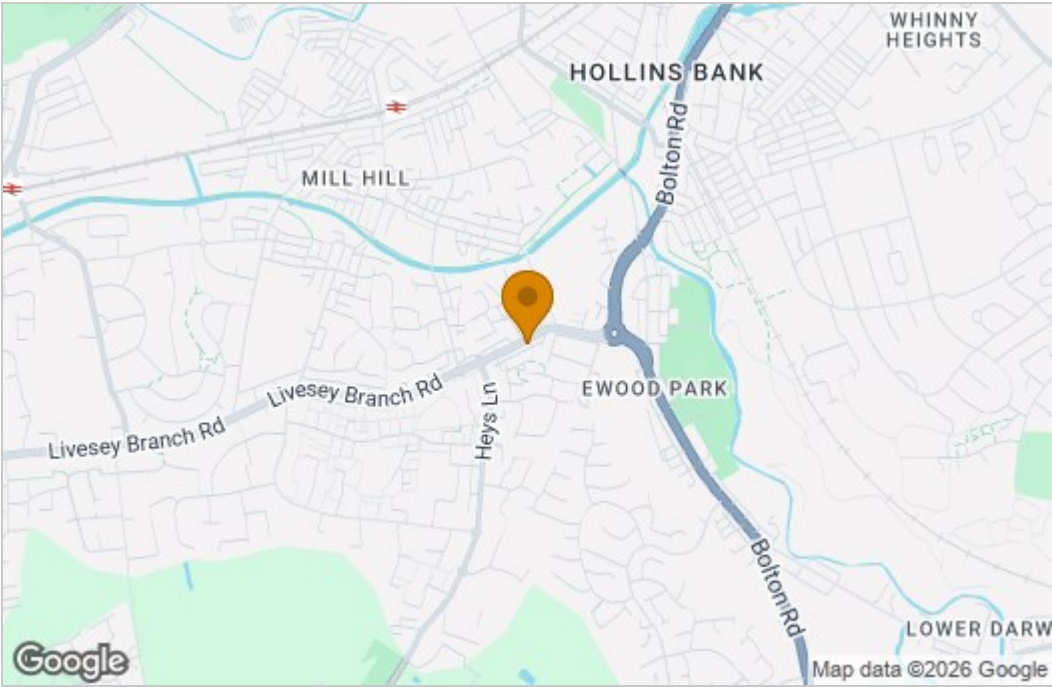
The bathroom is laid out in a long, narrow configuration with sleek black floor tiles and white wall tiles. It includes a bath with an overhead shower, a modern sink with vanity storage beneath, a toilet, and a heated towel rail for added convenience and comfort. A window allows for natural ventilation and light.

Rear Garden

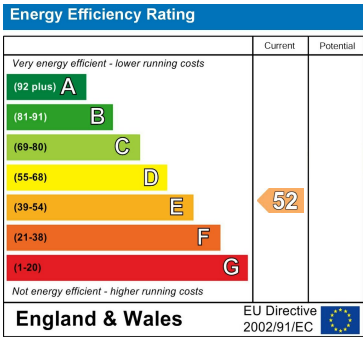
The rear enclosed yard is paved for easy maintenance and includes an area for bins and storage. It is enclosed on all sides, offering privacy and a practical outdoor space accessible from the kitchen door.

Floor Plan

Area Map



Energy Efficiency Graph



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