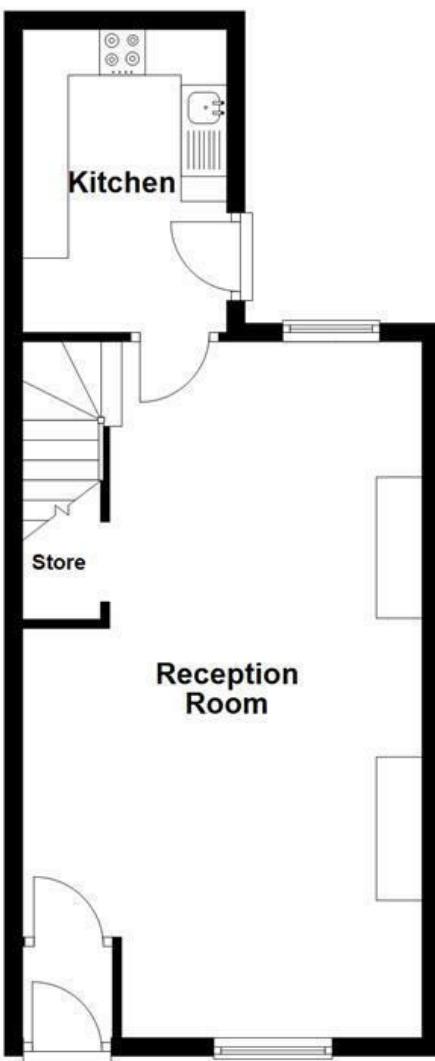


**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Livesey Branch Road, Blackburn, BB2 4LU**  
**£100,000**

IMMACULATE MID TERRACE HOME IN BLACKBURN - POTENTIAL RENTAL INCOME £700PCM

Situated on Livesey Branch Road in Blackburn, this charming house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room that serves as an inviting living area, with ample space to also accommodate a dining area for family meals or entertaining guests.

The property features two well-proportioned bedrooms, including a generous double bedroom that provides a peaceful retreat at the end of the day. The second bedroom is versatile and can be used as a guest room, a study, or a child's room, depending on your needs.

The kitchen is functional and well-equipped, making it a perfect space for culinary enthusiasts to whip up delicious meals. Additionally, the house boasts a well-appointed bathroom, ensuring convenience and comfort for all residents.

This property is ideal for those seeking a cosy home in a friendly neighbourhood, with easy access to local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this house on Livesey Branch Road presents an excellent opportunity to create lasting memories in a lovely setting.

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# Livesey Branch Road, Blackburn, BB2 4LU

£100,000



■ Spacious Mid Terraced Property

■ Fitted Kitchen

■ On Street Parking

■ EPC Rating D

■ Two Bedrooms

■ Complete Blank Canvas

■ Tenure Freehold

■ Three Piece Bathroom Suite

■ Enclosed Rear Yard

■ Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'3 x 2'11 (0.99m x 0.89m)

### Reception Room

25'0 x 14'4 (7.62m x 4.37m)

### Kitchen

10'11 x 7'4 (3.33m x 2.24m)

## First Floor

### Landing

7'3 x 6'2 (2.21m x 1.88m)

### Bedroom One

14'7 x 14'7 (4.45m x 4.45m)

### Bedroom Two

10'3 x 6'3 (3.12m x 1.91m)

### Bathroom

7'6 x 4'3 (2.29m x 1.30m)

