



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Livesey Branch Road, Blackburn, BB2 4NB

£79,950

PERFECT HOME READY TO BE RENOVATED - SOLD WITH TENANT IN SITUE

Nestled in the heart of Blackburn on Livesey Branch Road, this charming two-bedroom terraced house is a true gem waiting to be discovered. As you step inside, you are greeted by two generously sized reception rooms, providing the perfect setting for unwinding after a long day or hosting gatherings with friends and family.

The main bedroom is a sanctuary of comfort, offering ample space for peaceful nights of rest and relaxation. Meanwhile, the second bedroom is a versatile space that can easily transform to accommodate guests or serve as a productive home office for those working remotely.

With a functional layout that strikes a harmonious balance between living and sleeping areas, this property is designed to cater to your every need. Whether you're a small family looking for a cosy abode to call home or a couple seeking a convenient and comfortable living space, this terraced home ticks all the boxes.

Conveniently situated in a sought-after area, this property not only offers a warm and inviting atmosphere but also provides easy access to local amenities, schools, and transport links. Don't miss out on the opportunity to make this delightful house your own and create lasting memories in a place you'll be proud to call home.

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 **2**  **1**  **2**  **D**

- Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Family Bathroom
 - Freehold
- Two Spacious Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'4 x 2'8 (1.02m x 0.81m)
Hardwood entrance door, tiled floor and door to reception room one.

Reception Room One
14'5 x 12'9 (4.39m x 3.89m)
UPVC double glazed window, central heating radiator, electric fire in decorative surround and door to reception room two.

Reception Room Two
11'11 x 11'6 (3.63m x 3.51m)
Central heating radiator, under stairs storage, stairs to first floor and open access to kitchen.

Kitchen
11'1 x 7'8 (3.38m x 2.34m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding oven, extractor hood, tiled splash back, plumbing for washing machine, tiled floor, loft access and UPVC double glazed door to rear.

First Floor

Landing
6'8 x 2'9 (2.03m x 0.84m)
Loft access and doors to two bedrooms and bathroom.

Bedroom One
14'5 x 13'1 (4.39m x 3.99m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two
11'10 x 7'9 (3.61m x 2.36m)
UPVC double glazed window, central heating radiator and coving.

Bathroom
8'6 x 6'4 (2.59m x 1.93m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower and rinse head over, extractor fan and part tiled elevations.

External

Rear
Enclosed paved yard with gated access to rear street.



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