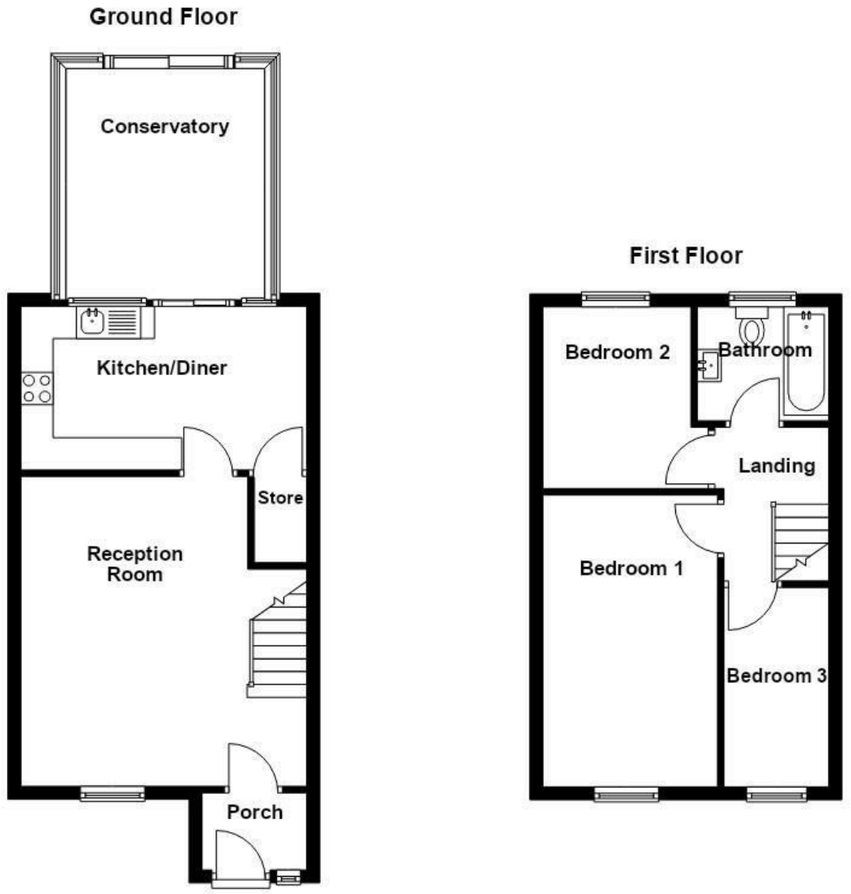
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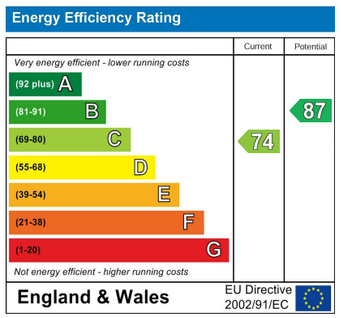












Delamere Close, Blackburn, BB2 2QJ

£160,000

THE PERFECT THREE BEDROOM PROJECT PROPERTY IN BLACKBURN

Nestled in the charming area of Delamere Close, Blackburn, this delightful three-bedroom house presents an exciting opportunity for both first-time buyers and savvy investors. With ample potential, this property is a fantastic project waiting to be transformed into a dream home or a lucrative rental investment.

The spacious layout offers a blank canvas, allowing you to unleash your creativity and design preferences. Each of the three bedrooms provides a comfortable space, perfect for families or those seeking extra room for guests or a home office. The property's generous living areas are ideal for entertaining or simply enjoying quiet evenings at home.

Situated in a friendly neighbourhood, this house benefits from convenient access to local amenities, schools, and parks, making it an attractive option for families and professionals alike. The potential for enhancement and personalisation makes this property particularly appealing, as it invites you to make it your own.

Whether you are looking to step onto the property ladder for the first time or seeking a promising investment opportunity, this house on Delamere Close is not to be missed. Embrace the chance to create a wonderful living space in a vibrant community. Arrange a viewing today and discover the possibilities that await you in this promising property.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

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.

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£160,000

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- Fantastic Three-Bedroom Family Home
- Three Well-Proportioned Bedrooms
- Ideal Family Rental Property
- On Street Parking
- Recently Modernised Throughout
- Modern Family Bathroom
- EPC Rating - C Tenure Freehold
- Spacious And Welcoming Reception Room
- Popular Blackburn Location
- Council Tax Band - B

Ground Floor

Porch

5'4" x 3'10" (1.63m x 1.19m)

UPVC double glazed windows, door leading to reception room.

Reception Room

15'8" x 14'7" (4.80m x 4.45m)

UPVC double glazed window, central heating radiator, dado rail, laminate flooring, door leading to kitchen.

Kitchen Diner

14'7" x 8'3" (4.45m x 2.54m)

UPVC double glazed window, central heating radiator, panelled wall and base units with laminate surfaces, tiled splashbacks, sink and drainer with mixer tap, integrated oven and induction hob, stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, laminate flooring, UPVC double glazed French doors to conservatory.

Conservatory

11'8" x 10'2" (3.58m x 3.10m)

Surrounding UPVC double glazed windows, central heating radiator, laminate flooring, UPVC double glazed French doors to rear.

First Floor

Landing

7'10" x 5'4" (2.39m x 1.63m)

Doors leading to three bedrooms and bathroom.

Bedroom One

14'9" x 8'11" (4.52m x 2.72m)

UPVC double glazed window, central heating radiator.

Bedroom Two

9'3" x 7'6" (2.82m x 2.31m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'2" x 5'10" (3.10m x 1.80m)

UPVC double glazed window, central heating radiator, storage.

Bathroom

6'7" x 5'10" (2.03m x 1.78m)

UPVC double glazed window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and a direct feed shower, PVC elevations, spotlights, vinyl flooring.

External

Front

Laid to lawn garden with paved pathway to entrance.

Rear

Enclosed tiered rear, slate chippings, paved area.





