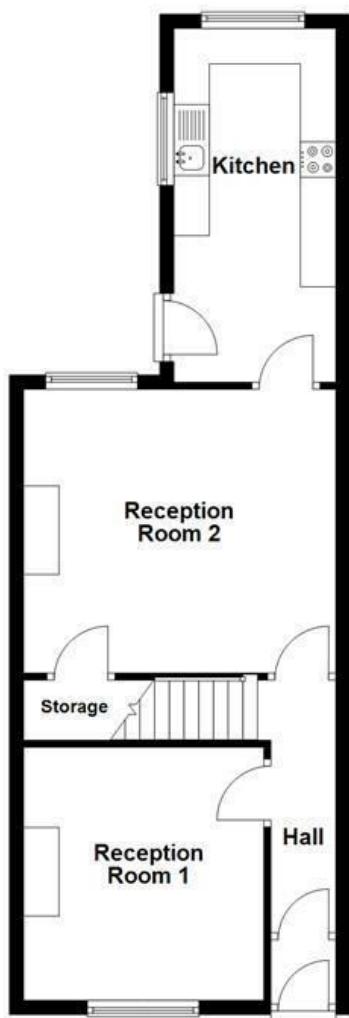
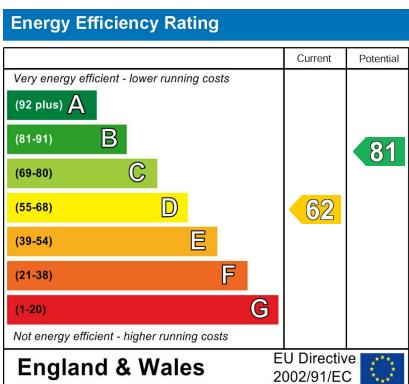
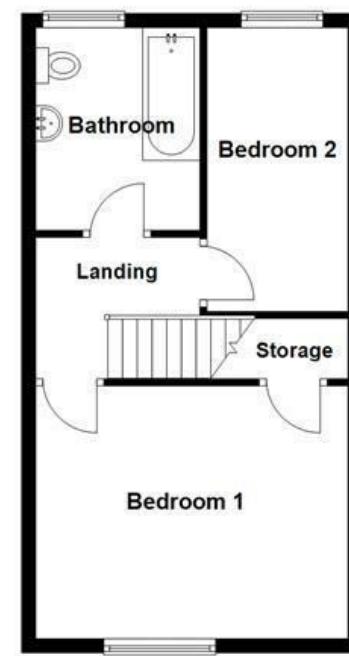


**Ground Floor**



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

**First Floor**



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.

## Bolton Road, Blackburn, BB2 4HY

### £115,000

A SPACIOUS RENTAL INVESTMENT - SOLD WITH TENANT IN SITU

Having been well presented and maintained throughout with neutral decoration, spacious rooms and no chain delay, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Blackburn. With views over Ewood Park, two living areas and modern bathroom. Currently generating £800 per month in rental income for long-term tenants, this property is the perfect rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Darwen, Preston, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception room and staircase to the first floor. The second reception room leads on to a fitted kitchen. The first floor comprises of doors on to two generously sized bedrooms and a three piece bathroom suite. Externally, there is an enclosed yard to the rear and courtyard to the front.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

# Bolton Road, Blackburn, BB2 4HY

£115,000



- Mid Terraced Property - Sold with Tenant in Situ
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating
- Two Bedrooms
- Spacious Interiors
- Tenure Freehold
- Three Piece Bathroom
- Ideal Rental Investment
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3 x 2'10 (0.91m x 0.86m)

Hardwood single glazed frosted front door, coving to ceiling, tiled elevations, wood effect laminate flooring and hardwood single glazed door to hall.

### Hall

11'8 x 3 (3.56m x 0.91m)

Central heating radiator, coving to ceiling, wood effect laminate flooring, doors to two reception rooms and stairs to first floor.

### Reception Room One

11'7 x 11'2 (3.53m x 3.40m)

UPVC double glazed window, central heating radiator, coving to ceiling, alcove storage and wood effect laminate flooring.

### Reception Room Two

14'7 x 13'2 (4.45m x 4.01m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point, understairs storage, wood effect laminate flooring and door to kitchen.

### Kitchen

16'5 x 7'6 (5.00m x 2.29m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, granite effect worktops, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dryer, integrated boiler, spotlights, tiled effect vinyl flooring and hardwood single glazed frosted door to rear.

## First Floor

### Landing

7'8 x 5'4 (2.34m x 1.63m)

Doors leading to two bedrooms and bathroom.

### Bedroom One

14'7 x 11'7 (4.45m x 3.53m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point and over stairs storage.

### Bedroom Two

13'1 x 6'6 (3.99m x 1.98m)

UPVC double glazed window and central heating radiator.

### Bathroom

10'6 x 7'8 (3.20m x 2.34m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with waterfall mixer tap, PVC panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, tiled elevations, spotlights and tiled flooring.

### Exterior

