

Duffin's

— Estate Agents —



THE PERFECT READY TO MOVE IN TO HOME or PROPERTY INVESTMENT!!! Duffin's Estate Agents are delighted to bring to the sales market this two bedroom mews house, ideal for a first time buyer or property investor, with NO CHAIN involved. Situated on a quiet cul-de-sac, this beautiful home is within easy reach of Blackburn Town Centre, Blackburn Royal hospital and all major motorway connections.

Internally the property boasts a bright and airy entrance hall which provides access to the kitchen and spacious lounge. The lounge benefits from UPVC double glazed patio doors which lead into the easy maintainable rear garden, which is perfect for those summer nights.

To the first floor, there are two bedrooms, storage cupboard and a three piece bathroom suite. The property also benefits from UPVC double glazing and a newly fitted gas central heating system.

Externally the property is garden fronted and offers off road parking by means of a driveway. To the rear you will find the garden has a decked area with the second tier being laid with decorative stones. The garden has the added benefit of having a shed for storage.

Viewing is highly recommended. Call the office on 01254 691352 at your earliest convenience.

Bankside Close, Blackburn
Overs Over £115,000

- Well Presented Mews House
- Beautiful Fully Fitted Kitchen
- Spacious Lounge
- Two Bedrooms
- Three Piece Bathroom
- Easy Maintainable Garden to Front & Rear
- Gas Central Heating & Double Glazing
- Close to Local Amenities & Blackburn Town Centre
- Available Immediately with No Chain
- Featured

Property Details



Kitchen

2.20m (7' 3") x
3.30m (10' 10")

Kitchen wall and base units with contrasting work surfaces, stainless steel sink, gas hob and cooker, extractor hood, part tiled elevations, UPVC double glazed window, lino flooring, plumbing for a washing machine and Combination Boiler.



Kitchen



Lounge

4.40m (14' 5") x
3.40m (11' 2")

This spacious reception room has a light and airy feel with carpeted flooring, telephone and tv point, wall mounted gas fire, gas central heating radiator and UPVC patio doors to the garden.



Hallway

Light and Airy Entrance Hall with access to the Lounge and Kitchen, alarm panel, central heating thermostat and under stairs storage area.



Master Bedroom

3.40m (11' 2") x
3.40m (11' 2")

UPVC double glazed window, central heating radiator, ceiling light and fitted carpet.



Second Bedroom

3.40m (11' 2") x
2.30m (7' 7")

UPVC double glazed window, central heating radiator, ceiling light and fitted carpet.



Bathroom

2.45m (8' 0") x
2.00m (6' 7")

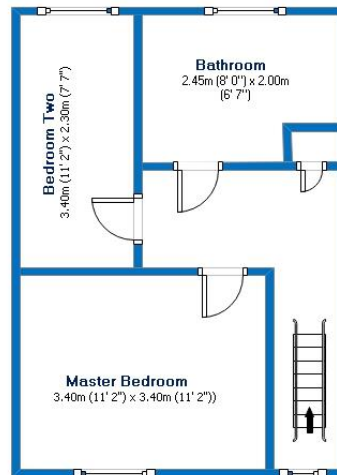
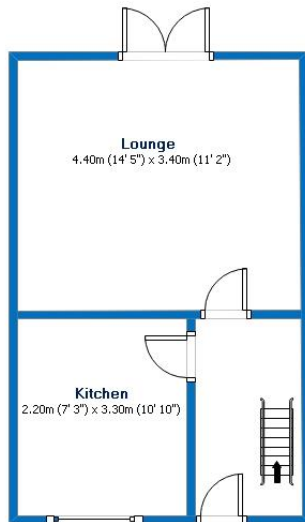
Three piece bathroom suite with shower overhead with part tiled elevations and extractor fan, double glazed window and lino flooring.



Garden

Easy Maintainable Two Tier Garden. The first tier is laid with decking and the second tier is laid with decorative stones. The garden has the added benefit of a shed which provides storage space.

Floorplans



**Bankside
Blackburn
Floor Plans**

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		73	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		75	
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.