



NATIONWIDE
ESTATE AGENTS

New Wellington Street, Blackburn

£110,000 Freehold

2 bedroom terraced house for sale

Description

Recently renovated to a high standard, this beautifully presented two-bedroom terraced home offers stylish, low-maintenance living in a convenient Blackburn location. Perfectly suited to professionals, couples or small families, the property is ready to move straight into. Upon entering, you're welcomed through an entrance vestibule into a bright and spacious lounge spanning the full width of the property. Featuring an attractive fireplace as its focal point, this inviting living space offers plenty of room to relax and entertain.

To the rear, the modern fitted kitchen provides a range of base units, an integrated oven and hob, ample worktop space and provisions for freestanding appliances. The kitchen also benefits from useful under-stairs storage and direct access to the enclosed rear yard.

Upstairs, the property offers two well-proportioned bedrooms. The generous principal bedroom spans the full width of the home, while the second bedroom provides an ideal guest room, nursery or home office. Completing the first floor is a contemporary family bathroom fitted with a white three-piece suite, including a bath with shower over, built-in storage cupboard and natural ventilation.

Externally, the property enjoys a private, enclosed rear yard finished with low-maintenance AstroTurf, creating a practical outdoor space



to enjoy throughout the year. On-street parking is available to the front of the property.

Offering modern accommodation, recent refurbishment and a convenient location, this fantastic home presents an excellent rental opportunity. Early viewing is highly recommended.

Council Tax Band: A (Blackburn with Darwen Borough Council)

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden

Tenure

Freehold

Ground Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



Total area: approx. 68.3 sq. metres (734.8 sq. feet)

First Floor

Approx. 34.2 sq. metres (368.5 sq. feet)



Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)

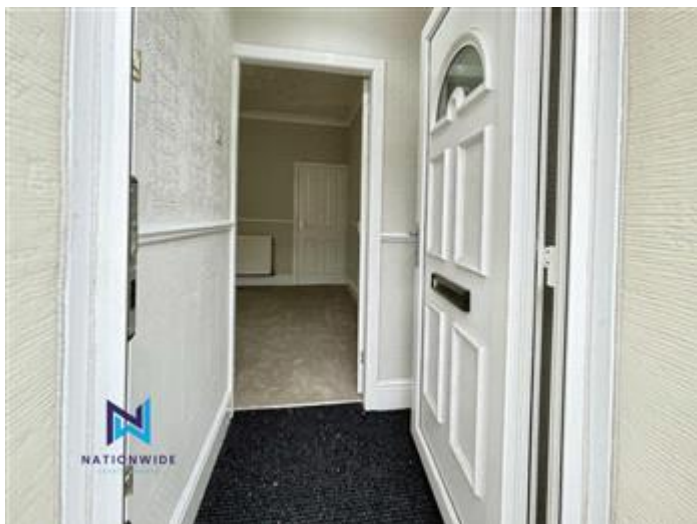


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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