



Saunders Road, Wensley Fold, Blackburn, BB2 6LS



FOR SALE BY AUCTION on Wednesday 1 August 2018 at 1.00pm - Starting Bid £125,000 - Auction to be held at The Village Hotel, Bury - Terms and Conditions Apply.

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**** EXCEPTIONALLY SPACIOUS FAMILY HOME IN A SOUGHT AFTER AREA OF BLACKBURN ****

Crown Estates & Letting Agents are pleased to offer to the market this large 3 bedroomed end terraced property, located close to the town centre, in the Wensley Fold area of Blackburn. The accommodation briefly comprises of 3 reception rooms, a separate fitted kitchen, a cellar, 3 bedrooms (including 2 spacious double bedrooms), 2 bathrooms and 2 useful attic rooms. The property also benefits from gas central heating, double glazing and a yard to the rear. The property is conveniently located within walking distance to an array of local amenities, schools and network links.

This property is not to be missed!

Ground Floor:

Entrance Vestibule

Dimensions: 4'09 x 4'02 (1.45m x 1.27m)

The entrance vestibule consists of: uPVC double glazed door, uPVC double glazed window, wall coving, wood effect floor and door leading to hall.

Hall

Dimensions: 2'05 x 4'07 (3.78m x 1.40m)

The hallway comprises of: wood effect floor, dado rail, stairs leading to the cellar, door leading to three reception rooms.

Reception Room One

Dimensions: 15'04 x 15'03 (4.67m x 4.65m)

Reception room one: uPVC double glazed bay window, two radiators, wall coving, dado rail and gas fire with tiled surround.

Reception Room Two

Dimensions: 15'07 x 15'03 (4.75m x 4.65m)

Reception room two: uPVC double glazed bay window, two radiators, ceiling light point, wall coving and dado rail.

Reception Room Three

Dimensions: 12'01 x 10'01 (3.68m x 3.07m)

Reception room three: uPVC double glazed window, radiator, wall coving, wall mounted gas fire, uPVC double glazed door to rear and door leading to the kitchen.

Kitchen

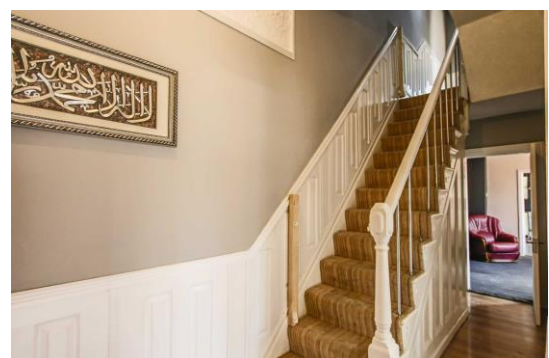
Dimensions: 12'06 x 10'01 (3.81m x 3.07m)

The kitchen consists of: two uPVC double glazed windows, cream wall and base units, laminate surfaces, range cooker, five ring gas hob, extractor fan, tiled splashbacks, stainless steel sink with high spout mixed taps and vinyl flooring.

Cellar

Dimensions: 34'4 x 10'5 (11.12m x 3.21m)

The cellar consists of: wood effect flooring, uPVC double glazed door leading to the rear, plumbing for a washing machine, uPVC double glazed window and wood wall and base units.



First Floor:

Landing

Dimensions: 24'01 x 5'00 (7.34m x 1.52m)

The landing consists of: spotlight lighting, wall coving, dado rail, doors to three bedrooms and two bathrooms and stairs to second floor.

Bedroom One

Dimensions: 12'06 x 9'02 (3.81m x 2.79m)

Bedroom one comprises of: uPVC double glazed windows, radiator, wall coving, picture rail and gas fire with wooden mantel.



Bedroom Two

Dimensions: 11'09 x 13'01 (3.58m x 3.99m)

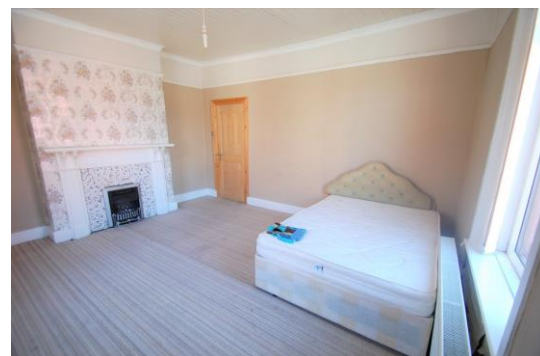
Bedroom two comprises of: uPVC double glazed window, radiator, wall coving, wood panel ceiling and dado rail.



Bedroom Three

Dimensions: 10'05 x 10'01 (3.18m x 3.07m)

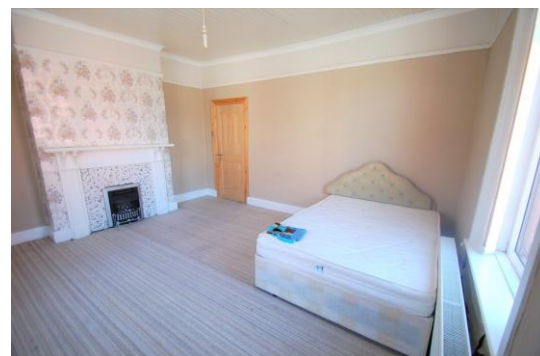
Bedroom three comprises of: uPVC double glazed windows, radiator, spotlight lighting, wood panel ceiling and capped fireplace.



Shower Room

Dimensions: 8'06 x 3'04 (2.59m x 1.02m)

The shower room comprises of: uPVC double glazed window, three piece suite comprising of a twin flush WC, wall mounted wash basin with mixed taps, enclosed direct feed shower with body jets, fully tiled elevations and vinyl floor.



Bathroom

Dimensions: 6'05 x 6'04 (1.96m x 1.93m)

The bathroom comprises of: uPVC double glazed window, three piece suite comprising of a twin flush WC, pedestal wash basin with mixed taps, corner bath with mixed taps, spotlight lighting and fully tiled elevations.



Second Floor:

Landing

Dimensions: 14'02 x 6'08 (4.32m x 2.03m)

Access to two attic rooms.

Attic Room One

Dimensions: 11'02 x 15'04 (3.40m x 4.67m)

Attic room one features a velux window.

Attic Room Two

Dimensions: 16'04 x 9'08 (4.98m x 2.95m)

Attic room two features a velux window.

External:

The property benefits from off-road parking and an enclosed yard to the rear.

Agents Notes

This Property Is Freehold
Tax Band B



All descriptions in this brochure are the opinions of Crown Estate and Letting Agents and their employees, with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Crown Estate and Letting Agents and no warranty can be given or implied as to their working order.