



3 bed terraced house to buy in

Lynthorpe Road, Blackburn, Lancashire,
BB2 3PB

£105,000 Starting Bid

 x 3  x 1  x 2

Tenure

Leasehold

On Street parking

Property features

- ✓ MID TERRACED GARDEN FRONTED PROPERTY
- ✓ TWO RECEPTION ROOMS
- ✓ BATHROOM
- ✓ YARD TO THE REAR
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME BUYERS this three bedroom (plus study) mid terraced garden fronted terraced property conveniently situated in the Old Infirmary area of Blackburn.

The property is located close to a range of local amenities and has great travel links to Blackburn Town Centre and is within walking distance to the Royal Blackburn hospital.

The accommodation briefly comprises of: Two reception rooms, kitchen, three bedrooms plus a study upstairs, bathroom (downstairs) and a yard to the rear. The property benefits from uPVC double glazing and gas central heating.

Ground Floor

Vestibule

Dimensions: 1.0m x 1.5m

The entrance comprises of: External uPVC double glazed door, coving, laminate to the floor.

Hallway

Dimensions: 3.55m x 1.0m

The hallway comprises of: Internal wooden door with glass panel, ceiling light, double radiator, phone point, coving, stairs to the first floor, laminate to the floor.

Reception Room One

Dimensions: 4.56m x 3.65m

Reception room one comprises of: uPVC double glazed bay window, ceiling light point, internal wooden door, double radiator, TV point, coving, gas fire with wooden surround.

Reception Room Two

Dimensions: 4.8m x 3.5m

Reception room two comprises of: uPVC double glazed window, ceiling light point, folding internal wooden door, double radiator, understairs storage, built in cabinet.

Kitchen

Dimensions: 2.7m x 2.3m

The kitchen comprises of: uPVC double glazed window, fitted wall & base units, ceiling light point, gas hob & oven, circular stainless steel sink & drainer with mixer tap, plumbed for washing machine, double radiator, tiles to the floor.

Hallway

Dimensions: 2.5m x 1.13m

The hallway comprises of: The hallway leads to the bathroom, has tiled effect lino to the floor, external uPVC double glazed door that leads to the rear yard.

Bathroom (downstairs)

Dimensions: 3.32m x 1.8m

The bathroom comprises of: uPVC double glazed window, hand wash basin, W.C, bath with overhead shower, double radiator, tiled effect lino to the floor.

First Floor

Landing

Dimensions: 3.0m x 1.65m

The landing has a ceiling light point and carpet to the floor.

Bedroom One

Dimensions: 4.45m x 3.75m

Bedroom one comprises of: uPVC double glazed window, internal wooden door, ceiling light point, double radiator, ornate fireplace.

Bedroom Two

Dimensions: 3.3m x 2.45m

Bedroom two comprises of: uPVC double glazed window, internal wooden door, ceiling light point, double radiator.

Bedroom Three

Dimensions: 3.3m x 2.0m

Bedroom three comprises of: uPVC double glazed window, internal wooden door, ceiling light point, double radiator.

Study

Dimensions: 1.85m x 1.65m

The study comprises of: Ceiling light, tiled effect lino to the floor.

Outside

The front of the property is garden fronted and there is a yard to the rear of the property.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 882

Annual Ground Rent Amount: £2.00

Price: Starting Bid £105,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Lynthorpe Road, Blackburn, Lancashire, BB2 3PB

Contact your local branch today for more information on this property:

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