



59 Franklin Road, Blackburn

£130,000 Freehold

EXCELLENT FIRST TIME BUY IN POPULAR RESIDENTIAL LOCATION OF WITTON! Set in this sought after area stands this well appointed, three bedroom end terraced property, which boasts a generous accommodation throughout. With two spacious reception rooms, this property is expected to be popular and so early viewing is highly advised!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Upon entering this well sized property you are greeted by a vestibule and welcoming hallway with laminate floors and stairs leading to the first floor. The lounge is filled with plenty of natural light provided via the large bay. The generous second reception room also benefits from plenty of natural light thanks to the French doors to the rear garden and provides the perfect space for the family to relax. In the kitchen, plenty of storage is provided in the form of base and eye level units with contrasting work surfaces as well as integrated appliances including a gas hob, oven and dishwasher as well as space for a fridge freezer, washing machine and tumble dryer. On the first floor, leading from the landing which provides access to the loft, is the large master bedroom which benefits from plenty of space for units. Bedrooms two and three provide ample space for single beds. Completing the property internally is the three piece family bathroom suite in white. With high ceilings and original features, this property will make an excellent first home.

Witton is an increasingly popular location due to the excellent array of amenities on your doorstep. Beautiful walking routes are close by, as is Witton Country Park. With front and rear yard space, this property also benefits from ample on street parking and a detached garage to the rear. Early viewing is highly advised for this great home.



Vestibule

Tiled flooring

Hallway

Laminate flooring, stairs to first floor, panel radiator.

Lounge

Carpet flooring, panel radiator, uPVC double glazed window.

Dining Room

Laminate flooring, under stairs storage, uPVC double glazed French door

Kitchen

Range of fitted wall and base units and contrasting work surfaces, stainless steel sink and drainer, combi boiler, integral oven, gas hob, extractor fan, space for washing machine and tumble dryer, space for fridge freezer, integrated dishwasher, heated towel radiator, tiled flooring, uPVC double glazed window.

Landing

Carpet flooring, loft access.

Bedroom 1

Carpet flooring, panel radiator, TV point, uPVC double glazed window.

Bedroom 2

Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom 3

Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

Three piece suite in white, mains fed shower over bath, W/C, sink, tiled flooring, tiled floor to ceiling, heated towel radiator.

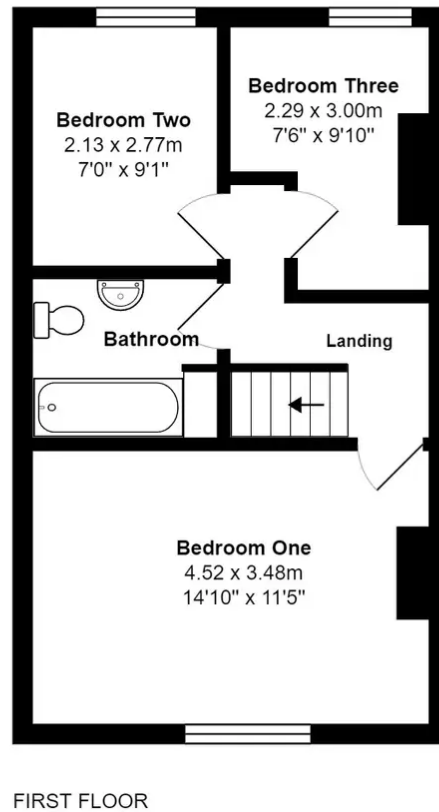
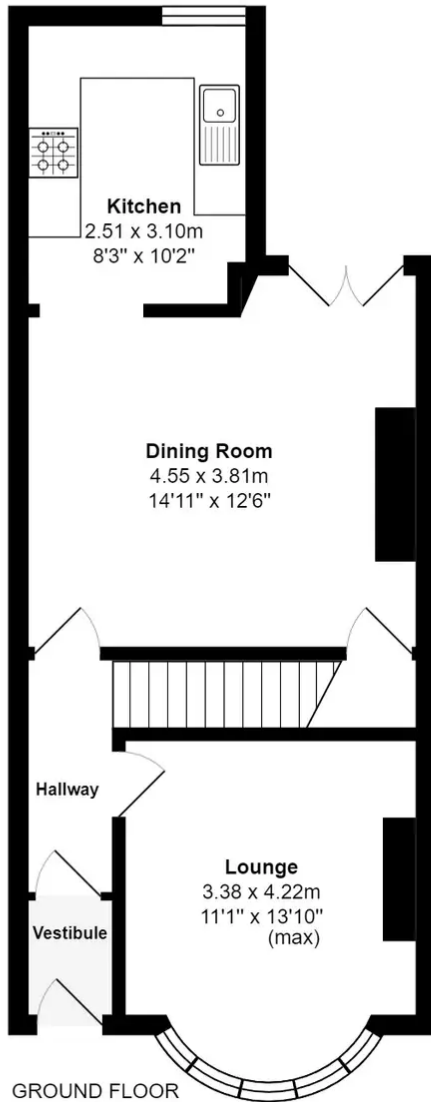




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Total Area: 85.5 m² ... 920 ft²

All measurements are approximate and for display purposes only



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