



## 14 West View Place, Blackburn

£135,000 Freehold

CHARMING TWO BEDROOM COTTAGE IN REVIDGE WITH MODERN FEATURES AND INCREDIBLE CELLAR. Having undergone regular modernisation by the current owners, this homely cottage presents a brilliant first time buy or downsizers dream

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Located in the heart of the popular locale of Revidge, this characterful two bedroom cottage exudes charm and warmth. Boasting stunning features and a fully renovated cellar transformed into a serene lounge, this property offers a unique living experience benefitting from the traditional character along with modern taste. An ideal first-time buy, this home showcases a thoughtful layout with the lounge and kitchen gracing the first floor while a large double bedroom, good-sized single room, and a luxurious four-piece bathroom reside above.

Step outside to discover a low maintenance rear yard providing ample space for hosting friends and family without the day to day maintenance of a garden. On-street parking offers convenience for residents and guests alike. Conveniently located within walking distance to schools, places of worship, and situated on a quiet street, this cottage presents great opportunity to move in with minimal effort given the exceptional standard of accommodation on offer



**Lounge**

Carpet flooring, wood beams, wood burner, ceiling spot lights, stairs to first floor, storage cupboard, double glazed uPVC window, panel radiator x2.

**Kitchen**

Vinyl flooring, fitted wall and base units with contrasting, sink and drainer, electric hob, extractor fan, electric ovens wall mounted boiler, ceiling spot lights, double glaze uPVC window.

**Landing**

Carpet flooring, loft access, storage space.

**Bedroom 1**

Double bedroom with carpet flooring, feature fireplace, ceilings spot lights, double glazed uPVC window, panel radiator.

**Bedroom 2**

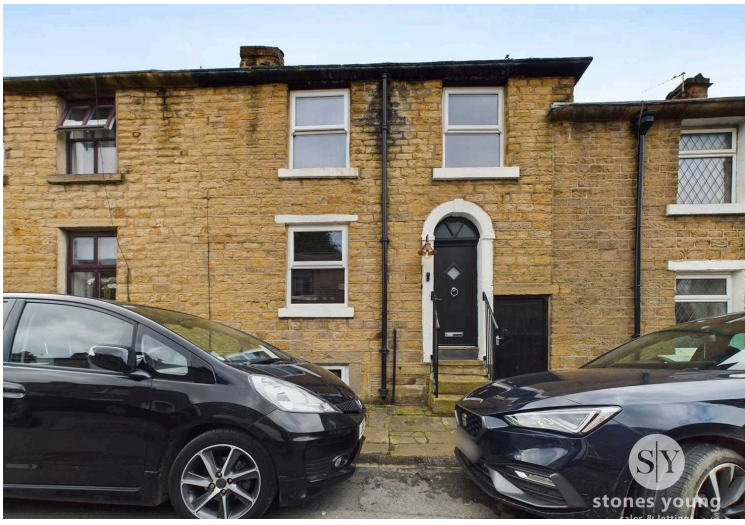
Double bedroom with carpet flooring, ceiling spot lights, double glazed uPVC window, panel radiator.

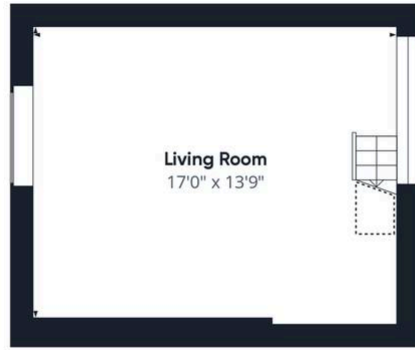
**Bathroom**

Karndean flooring, four piece in white with freestanding bath, mains fed shower enclosure, basin with vanity and wc, ceiling spot lights, frosted double glazed uPVC window, panel radiator.

**Basement**

1/2 tiled and 1/2 Karndean, wood beams, ceiling spot lights, x3 double glazed uPVC window, x2 column radiators.





Floor -1



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
799.87 ft<sup>2</sup>  
Reduced headroom  
12.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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