



## 5 Mayflower Street, Blackburn

£119,950 Freehold

TWO BEDROOM MID TERRACED PROPERTY WITH NO ONWARD CHAIN! This is an exciting opportunity for first time buyers and investors alike as this wonderfully presented two bedroom property is presented to the market. This garden fronted home boasts a great standard of accommodation throughout, in a convenient location and must be viewed early to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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This well-appointed property benefits from a freehold tenure. Upon entering the home you will find a light filled, neutral lounge providing a relaxing space to enjoy. This flows well into the spacious second reception room which again is filled with light thanks to the patio doors to the rear garden. The modern kitchen provides ample storage in the form of base and eye level units in a stylish white high gloss finish, with contrasting work surfaces and integrated appliances. On the first floor, leading from the landing is the generous master bedroom with ample space for wardrobes. Bedroom two is a good sized single bedroom. Completing the internal accommodation is the three piece family bathroom which features modern flooring. The property is warmed through gas central heating and benefits from a recently installed combi boiler. The property also benefits from uPVC double glazing throughout.

This well-presented property is conveniently situated within walking distance of the wide array of amenities Mill Hill has to offer. Blackburn town centre is also within easy reach. On street parking is available directly to the front of the home. To the rear there is an excellent garden which is the perfect space to relax and enjoy the outdoors. Internal viewing is highly advised for this lovely home.



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**Vestibule**

Carpet mat flooring, double glazed uPVC front door.

**Lounge**

Carpet flooring, ceiling coving, electric fire, double glazed uPVC window, panel radiator.

**Second Reception Room**

Carpet flooring, ceiling coving, under stairs storage, double glazed uPVC French doors, panel radiator.

**Kitchen**

Vinyl flooring, fitted wall and base units with contrasting work surfaces, electric hob and oven, extractor fan, stainless steel sink steel sink and drainer, plumbed for washing machine and dishwasher, double glazed uPVC window, panel radiator.

**Landing**

Carpet flooring.

**Master Bedroom**

Double bedroom with carpet flooring, fitted cupboard, double glazed uPVC window, panel radiator.

**Bedroom Two**

Single bedroom with carpet flooring, fitted cupboard, double glazed uPVC window, panel radiator.

**Bathroom**

Vinyl flooring, three piece in white comprising of mains fed shower over bath, wc and basin, tiled splash backs, frosted double glazed uPVC window, towel radiator.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
701 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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