



## Revidge Road, Blackburn

### \*\*\*\*STONE BUILT COTTAGE IN A VERY POPULAR LOCATION\*\*\*\*\*

A spacious pre 1800 stone build cottage oozing with character throughout. Feature stone walls and original beams are just some of the unique qualities this property provides. Comprising spacious lounge, modern fitted kitchen, two bedrooms and bathroom suite this property offers fantastic living accommodation.

Externally the property boasts a delicate front and rear garden with street parking.

- Stone Built Cottage
- Close to Local Amenities
- Viewing Advised
- Perfect 1st Time Buy
- Two Bedrooms
- Very Popular Location
- Front and Rear Gardens

**Asking price £90,000**

# Revidge Road, Blackburn

## Ground Floor

### Porch

Door into reception room.

### Reception Room

13.9x13.10 (3.96m.2.74mx3.96m.3.05m)

UPVC double glazed window, central heating radiator, feature stone fireplace with wood burning stove.

### Kitchen/Diner

33'5" x 41'0" (10.2 x 12.5)

UPVC double glazed window, central heating radiator, range of newly installed fitted wall and base units with granite effect worktops, stainless steel sink and drainer with mixer tap, electric oven, four ring gas hob and extractor, under stairs storage, flagged floor.

## First Floor

### Bedroom One

13'9 x 13'10 (4.19m x 4.22m )

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

### Bedroom Two

5'8 x 10'2 (1.73m x 3.10m)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

### Bathroom

Three piece suite in white comprising cast iron bath on claw and ball feet, pedestal wash basin with mirror over, low level WC, tiled walls, laminate floor, double panelled ch radiator.

### External

Low maintenance gardens to the front and Rear.

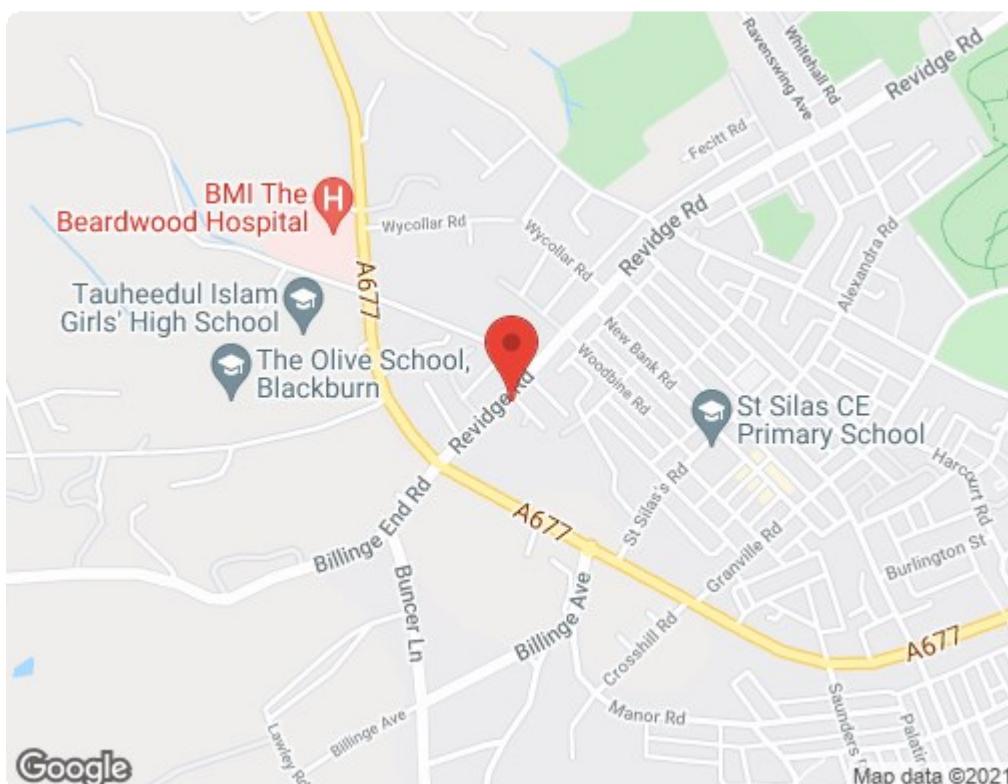
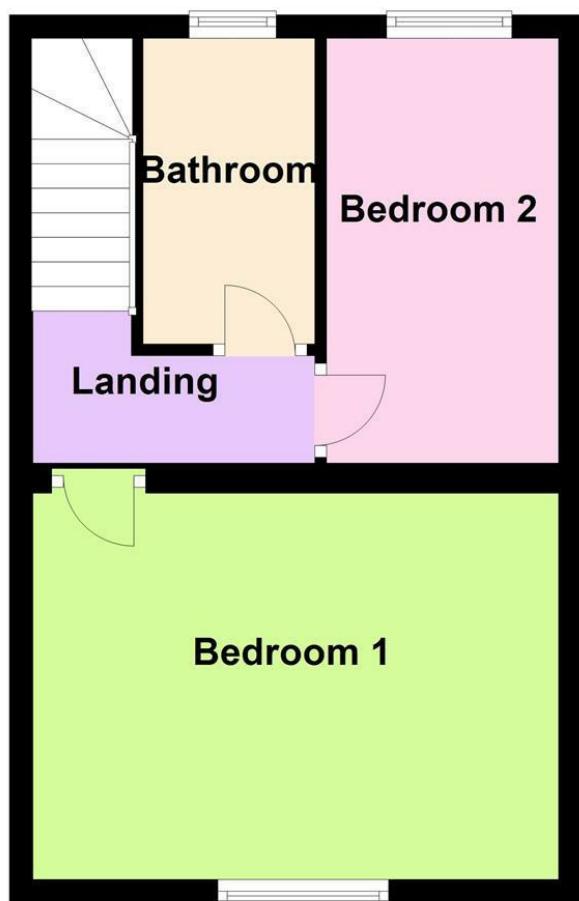




## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		83

### England & Wales

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		62