



## 1 Albert Street , Egerton, BL7 9TN

Offered with vacant possession a deceptively spacious garden fronted extended end terrace house. The property is ideally situated just off Blackburn Road with the local amenities within walking distance. The accommodation benefits from lounge with feature fireplace, separate dining room, breakfast kitchen, two double bedrooms, master with ensuite, and bathroom. Yard to the rear. Although the property requires some updating it would make an excellent purchase for the first time buyer or small family.

£199,950

# 1 Albert Street

, Egerton, BL7 9TN



- Vacant Possession
- Breakfest Kitchen
- Bathroom Suite in White
- Lounge with Fireplace
- Two Double Bedrooms
- Requires Some Updating
- Separate Dining Room
- Master Bedroom with Ensuite
- Excellent Sought After Location

## Vestibule

Timber flooring.

## Lounge

14' x 13'4 (4.27m x 4.06m)

Attractive feature fireplace with gas fire, ceiling covings, radiator.

## Dining Room

14'1 x 13'8 (4.29m x 4.17m)

Radiator, ceiling covings, timber floor, staircase to first floor, understairs storage cupboard. French doors leading to kitchen.

## Breakfast Kitchen

13'1 x 10'4 (3.99m x 3.15m)

Range of fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit. Electric hob, oven, extractor fan, tiled between units, breakfast bar, wall mounted gas central heating boiler, rear exit door to yard.

## Landing

## Bedroom One

14'1 into 10'2 x 13'3 (4.29m into 3.10m x 4.04m)

Radiator.

## Ensuite

Three piece suite in white comprising of shower cubicle, low flush toilet, wash hand basin, tiled walls.

## Bedroom Two

10'11 x 8'11 (3.33m x 2.72m)

Radiator.

## Bathroom

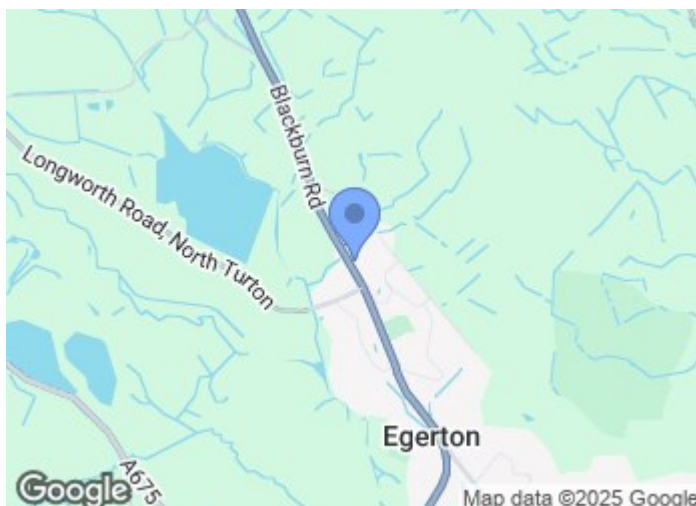
Three piece suite in white comprising of bath with electric shower, low flush toilet, wash hand basin, tiled over bath, eye ball lighting.

## External

Garden to the front. Enclosed yard to the rear. Unadopted road to the front.

PROPERTY MISDESCRIPTION ACT 1991.

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## Directions







Floor Plan

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