



## 2 bed cottage to buy in BB1

Red Rake, Revidge, Blackburn, Lancashire,  
BB1 8DG

**£115,000** Starting Bid

 x2  x2  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ END STONE COTTAGE
- ✓ KITCHEN/DINER
- ✓ LOUNGE
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable

## Description

This is a unique opportunity to own a bit of heritage and history in Blackburn.

Ideal starter home for singles, couples and small families.

Easy commutable to major towns and cities in the North-West. It is within walking distance of Corporation Park and is a 5-minute drive to Blackburn College and the town centre.

The cottage is situated in a desirable conservation area off Revidge Road in a quiet cul-de sac opposite Corporation Park on one side and the golf course with stunning views on the other. Please note, although the property is in a conservation area, the property is not listed.

This 2-bedroom stone cottage has attractive heritage features, including ceiling beams, original fireplace in the master bedroom, and a wood burning fire in the living room. The property is unoccupied and unfurnished.

The property is gas central heated, and the boiler was recently changed, and there are electricity services and access to cable internet. The building is made of local stone, and the side of the property (next to the woodland) is rendered. Windows are UPVC second glazing throughout.

### DOWNSTAIRS

Entrance: This is a small interior vestibule (1.6m x 1.2m), with a wooden exterior door, central light, and laminate floor. Electric meter and fuse board.

Living room: This is a generous size room (4.6 x 4.45), with original ceiling beams and an open fireplace. The wood burner can be converted to gas if required. There is a uPVC double glazed window, internal door with glass panel, ceiling light point, double radiator, TV/Phone point, stairs to the first floor, laminate to the floor.

Staircase: This is an enclosed staircase in the centre of the building. Staircase is carpeted.

Kitchen and dining room: This is a fair-sized kitchen and dining room (4.55m x 3.10m), with a sensitive modern kitchen with oven, grill and cooker, and space for a full-sized fridge-freezer and a dishwasher. There are a uPVC double glazed window and door, and there is a double radiator. The kitchen and dining area are separated by a peninsular, and the kitchen floor is tiled while the dining area has is laminate floor. This room hosts the gas boiler in a corner cupboard and has access to the space under the stairs for storage.

Utility room: This is a useful light airy space (3.96m x 2.0m), at the back of the building which has full-sized Belfast sink and room for hosting washing machine and dryer, with

spotlights, cupboards, and laminate floor. There are uPVC double glazed windows, uPVC double glazed door that leads to the rear courtyard,

## UPSTAIRS

Landing: This small space (2.0m x 1.0m) leads to the second bedroom and shower room. The floor is carpeted.

Master bedroom: This good-sized room (3.6m x 4.92m) comfortably fits a king-sized bed. The room has an attractive sloped ceiling, and an original cast iron fireplace (not tested). There is a hatch to the loft from this bedroom. There is a uPVC double glazed window, internal wooden door, ceiling light point, double radiator, and door to en-suite bathroom.

En-suite bathroom: This is a generous en-suite bedroom (2.3m x 1.8m) with a toilet, handbasin sink, and a stand free (reproduction) bath with claw feet, and an overhead shower. There is a uPVC double glazed window, ceiling light point, single radiator, fully tiled to the walls, and tiles to the floor.

Bedroom 2: This is a good-sized bedroom (2.9m x 3.0m) that can accommodate a double bed. There is a uPVC double glazed window, internal wooden door, double radiator, and laminate to the floor.

Shower bathroom: This fully tiled (walls and floor) large bathroom (2.6m x 1.6m) hosts a large walk-in shower unit (1.2m x 0.8m), toilet and handbasin sink. There is a uPVC double glazed window, ceiling light, and double radiator.

## EXTERNAL

Front of property: This is a private road with a stone pavement area. There is space for parking on the tarmac on the road outside the property.

Back of property: At the back of the house is a small private stone walled garden (4.0m x 5.6m) with original stone flooring slabs and small raised landscaping areas for growing flowers or vegetables. Ideal for children to play safely. There is also a small water feature and a place to house bins. There is also a brick tool shed at the bottom of the garden. Please note, residents at this property have access across the back garden of adjacent properties (1 Red Rake and 2 Red Rake) to take bins in and out of the garden, and to take deliveries at the back of the house. Other residents do not have access over your land.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: Cottage

Parking: On Street

Year built: 1850

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

## Vest/Ent

Dimensions: 1.6m x 1.2m

The entrance comprises of: External wooden door, ceiling light point, laminate to the floor.

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## Living Room

Dimensions: 4.6m x 4.45m

The lounge comprises of: uPVC double glazed window, internal door with glass panel, ceiling light point, double radiator, TV/Phone point, stairs to the first floor, laminate to the floor.

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## Kitchen/Diner

Dimensions: 4.55m x 3.10m

The kitchen/diner comprises of: uPVC double glazed window, spotlights, a range of wall and base units, stainless steel sink with double drainer and mixer tap, electric oven and gas hob, double radiator, there are tiles to the floor in the kitchen and in the dining area there is laminate to the floor.

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## Utility Room

Dimensions: 3.96m x 2.0m

The utility comprises of: uPVC double glazed window, uPVC double glazed door that leads to the rear court yard, ceiling light point, washing machine, sink, cupboards, laminate to the floor.

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## Landing

Dimensions: 2.0m x 1.0m

The landing comprises of: Ceiling light point, carpet to the floor.

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## Bedroom 1

Dimensions: 3.6m x 4.92

Bedroom one comprises of: uPVC double glazed window, internal wooden door, ceiling light point, double radiator, fire place.

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## En-Suite

Dimensions: 2.3m x 1.8m

The en-suite comprises of: uPVC double glazed window, ceiling light point, hand wash basin, W.C, bath with overhead shower, single radiator, fully tiled to the walls, and tiles to the floor.

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## Bedroom 2

Dimensions: 2.9m x 3.0m

Bedroom two comprises of: uPVC double glazed window, internal wooden door, double radiator, laminate to the floor.

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## Shower Room

Dimensions: 2.6m x 1.6m

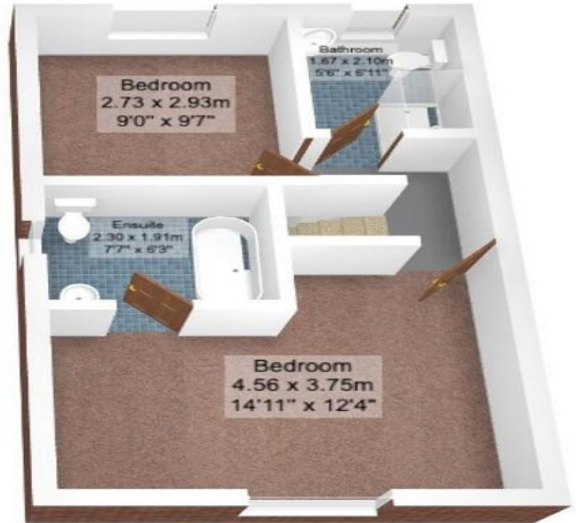
The bathroom comprises of: uPVC double glazed window, ceiling light, W.C, hand wash basin, shower, double radiator, fully tiled to the walls and tiles to the floor.

## **Outside**

There is an enclosed court yard to the rear.

Floorplan 1

Floorplan 2



Total Area: 93.8 m<sup>2</sup> ... 1009 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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