



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		48	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St. James Street, Blackburn, BB2 4HD

£525 PCM

Keenans Lettings are delighted to offer this recently renovated one bedroom ground floor flat to the rental market, located in Mill Hill within close proximity to bus routes, local amenities and access to Blackburn Town centre, the property must be viewed to be fully appreciated.

St. James Street, Blackburn, BB2 4HD

£525 PCM



- Ground Floor Flat
- Three Piece Shower Room
- Recently Renovated
- One Bedroom
- Fitted Kitchen
- Viewing Recommended
- One Reception Room
- Access to a Rear Yard
- No Smokers, No Pets

INTRODUCTION

Keenans Lettings are delighted to offer this recently renovated ground floor flat to the rental market, located in Mill Hill within close proximity to bus routes, local amenities and access to Blackburn Town centre and commuter links via the M65. The property briefly comprises to the ground floor: communal entrance with further door opening to the flat which opens directly into the reception room with hall leading to the bedroom and inner hallway giving access to the modern fitted kitchen and shower room. A further door provides access to the rear yard. The property must be viewed to be fully appreciated.

GROUND FLOOR

COMMUNAL ENTRANCE

A communal front door provides access to the communal entrance hall and the property entrance door to the flat.

PROPERTY ENTRANCE

The flat entrance door opens into the reception room with UPVC double glazed window, alarm panel and access telephone, wall heater, laminate flooring and access to the hallway.

HALLWAY

The hallway provides access to the bedroom and inner hallway.

BEDROOM

UPVC double glazed window, wall heater and ceiling spotlights.

INNER HALLWAY

Tiled floor, ceiling spot lights and doors to access the shower room and kitchen.

SHOWER ROOM

Fitted with a white three piece suite comprising close couple WC, pedestal wash basin with mixer tap and a shower cubicle with electric shower, UPVC wet wall, tile effect flooring and high level UPVC double glazed window.

KITCHEN

Fitted with a range of white wall and base units with complementary work surfaces and upstands, inset stainless steel sink, drainer and mixer tap, integrated electric oven and hob, space for washing machine, tiled flooring, UPVC double glazed window, extractor fan and wood door to the rear yard.

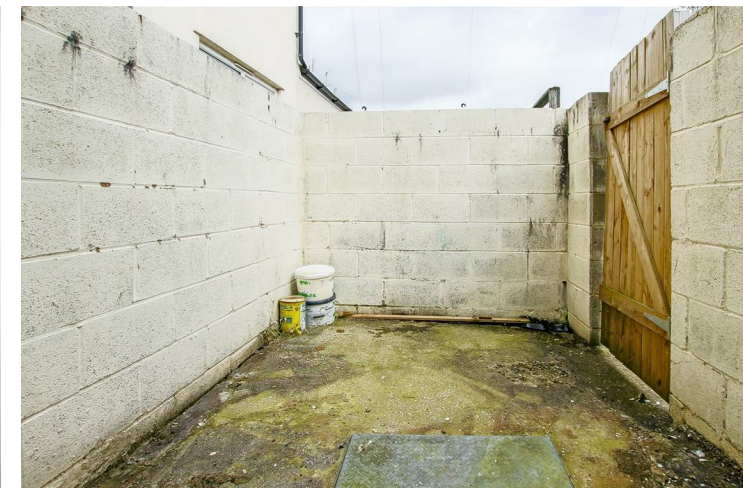
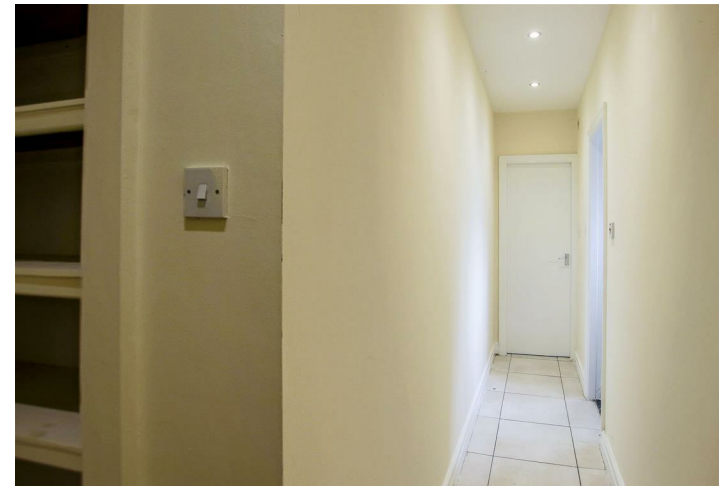
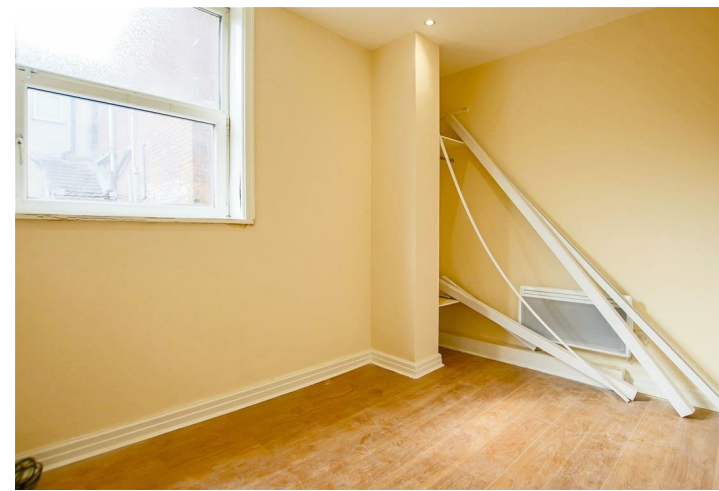
EXTERNAL

REAR YARD

Concrete floor, enclosed breeze block surround and wooden gate leading to the rear alley.

AGENTS NOTES

Council Tax Band A.



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