









# Whalley New Road, Blackburn, BB1 9BA £600 Per Month

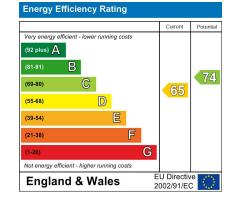
IMMACULATE GROUND FLOOR FLAT

Welcome to this charming ground floor flat located on Whalley New Road in the picturesque area of Brownhill, Blackburn.

This property boasts a beautifully presented reception room, perfect for relaxing or entertaining guests. The flat features one spacious bedroom, ideal for a good night's rest. The modern fitted dining kitchen is a highlight of this home, providing a stylish space to prepare and enjoy meals.

The immaculate presentation throughout the flat ensures a comfortable and inviting atmosphere. The enclosed yard to the rear adds a touch of outdoor space, perfect for enjoying a morning coffee or some fresh air.

Whether you're looking to rent a cosy space or searching for a convenient flat to call your own, this property offers a wonderful opportunity to experience comfortable living in a desirable location. Don't miss out on the chance to make this lovely flat your new home!



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Immaculately Presented Ground Floor Flat
- Modern Fitted Dining Kitchen

- On Street Parking
- EPC Rating D

- One Bedroom
- Viewing Essential
- Tenure Leasehold

- Three Piece Bathroom
- Enclosed Yard to Rear
- Council Tax Band A

## **Entrance Hallway**

UPVC double glazed front entrance door, two single glazed frosted windows to bedroom, central heating radiator, doors to reception room, bedroom and kitchen/dining area.

## **Reception Room**

12'11" x 9'11" (3.94 x 3.02)

UPVC double glazed bay window, comice coving to ceiling, two central heating radiators, cupboard housing fuse box, television point

#### **Bedroom**

13'8" x 8'3" (4.17 x 2.51)

#### **Kitchen/Dining Area**

12'8" x 9'0" (3.86 x 2.74)

UPVC double glazed window, central heating radiator, range of wall and base units, integrated oven with four ring gas hob and extractor fan, under stairs storage, door to bathroom and UPVC double glazed frosted door to rear.

#### **Bathroom**

7'11" x 7'1" (2.41 x 2.16)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panelled bath with with mixer tap and direct feed shower over, part tiled elevations, extractor fan, storage cupboard with boiler, plumbing for washing machine and stone tiled flooring.

#### **External**

#### Rear

Flagstone paved garden with flowerbeds and gate to shared access.

#### **Front**

Flagstone garden with surrounding brick wall.













