



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		65	74
(55-68) D			
(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.

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!

Whalley New Road, Blackburn, BB1 9BA

£600 Per Month



- Immaculately Presented Ground Floor Flat
- One Bedroom
- Three Piece Bathroom
- Modern Fitted Dining Kitchen
- Viewing Essential
- Enclosed Yard to Rear
- On Street Parking
- Tenure Leasehold
- Council Tax Band A
- EPC Rating D

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, cornice coving to ceiling, two central heating radiators, cupboard housing fuse box, television point and feature cast iron fireplace.

Bedroom

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

UPVC double glazed window and central heating radiator.

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 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.



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