

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(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.

Eanam, Blackburn, BB1 5BY

£695

A BRAND NEW MODERN LOWER GROUND FLOOR TWO BEDROOM APARTMENT

Keenans proudly welcome to the rental market this modern lower ground floor apartment located on Eanam Mews. This delightful property boasts two well proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space. The inviting open plan reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features neutral decor and modern appliances throughout, ensuring a stylish and functional environment. The well-appointed wet room adds to the convenience of the home, providing a serene space for your daily routines. Also comes with gated secure parking.

Situated in close proximity to local amenities, residents will enjoy easy access to shops and essential services, enhancing the overall appeal of this lovely property. Eanam Mews presents an excellent opportunity to enjoy modern living in a vibrant community.

For further information or to book a viewing please contact our lettings team at your earliest convenience.

Eanam, Blackburn, BB1 5BY

£695

 **2**  **1**  **1**  **E**

- Brand New Modern Apartment
- Excellent Transport Links
- Modern Fitted Kitchen
- EPC Rating E
- Two Double Bedrooms
- Close Proximity To Local Amenities
- Secure Gated Parking
- Open Plan Living
- Wet Room
- Council Tax Band A

Main Entrance

Communal UPVC front door.

Hall Way

Communal hallway, door to Flat 1 and stairs to Flat 2.

Flat Entrance

Hardwood front door, stairs down to reception room/kitchen and vinyl flooring.

Reception Room/Kitchen

19'7 x 10'5 (5.97m x 3.18m)

UPVC double glazed window, wall heater, a range of wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, electric oven, four ring electric hob, tiled splash back, extractor hood, space for fridge freezer, plumbing for washing machine, door to boiler room, open to two bedrooms, wet room and wood effect laminate flooring.

Wet Room

7'7 x 4'1 (2.31m x 1.24m)

UPVC double glazed frosted window, electric feed shower, pedestal wash basin with mixer tap, dual flush WC, panelled elevations and tiled flooring.

Bedroom One

15'0 x 9'5 (4.57m x 2.87m)

Two UPVC double glazed windows, wall heater, wood effect laminate flooring.

Bedroom Two

9'9 x 9'8 (2.97m x 2.95m)

UPVC double glazed windows, wall heater, wood effect laminate flooring.

External

Secure gated parking.



Tel: 01282507250

www.keenans-estateagents.co.uk