



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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

£795

A BRAND NEW SPACIOUS FIRST FLOOR TWO/THREE BEDROOM APARTMENT

Keenans proudly welcome to the rental market this new modern first floor apartment located at The Stables Eanam Wharf, part of the old Thwaites brewery. This delightful property boasts two/three well proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space. The inviting kitchen and two reception rooms offer a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The apartment features neutral decor and modern appliances throughout, ensuring a stylish and functional environment. The well-appointed shower room adds to the convenience of the home, providing a serene space for your daily routines. It also comes with off road 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. The Stables 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. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Eanam, Blackburn, BB1 5BY

£795

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

- Brand New Modern Apartment
- Two Reception Rooms
- Available Immediately
- Potential Third Bedroom
- Two Double Bedrooms
- Excellent Transport Links
- Council Tax Band A
- Off Road Parking
- Close Proximity To Local Amenities
- EPC Rating E

Entrance

Composite door into hallway.

Hallway

Stairs to first floor and hardwood door into kitchen.

Kitchen

13'6 x 10'3 (4.11m x 3.12m)

UPVC double glazed window, wall heater, a range of wall and base units, laminate work tops, stainless steel sink and drainer with Briwellina instant hot water tap, electric oven, four ring electric hob, extractor hood over, space for washing machine, wood effect laminate flooring and open through to reception room.

Reception Room two

12'7 x 9'7 (3.84m x 2.92m)

UPVC double glazed window, wall heater, doors to reception room one, bedroom one, stairs to inner hall and wood effect laminate flooring.

Reception Room Two / Bedroom Three

16'3 x 11'9 (4.95m x 3.58m)

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

Bedroom One

12'0 x 11'3 (3.66m x 3.43m)

Two UPVC double glazed windows, wall heater, built in storage and wood effect laminate flooring.

Inner Hall

12'5 x 2'6 (3.78m x 0.76m)

Doors to shower room, bedroom two and wood effect laminate flooring.

Shower Room

11'2 x 4'6 (3.40m x 1.37m)

Shower cubicle with electric feed shower, vanity wash basin with mixer tap, dual flush WC, extractor fan, panelled elevations and vinyl flooring.

Bedroom Two

11'4 x 7'8 (3.45m x 2.34m)

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

External

Rear

Parking for one car.



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