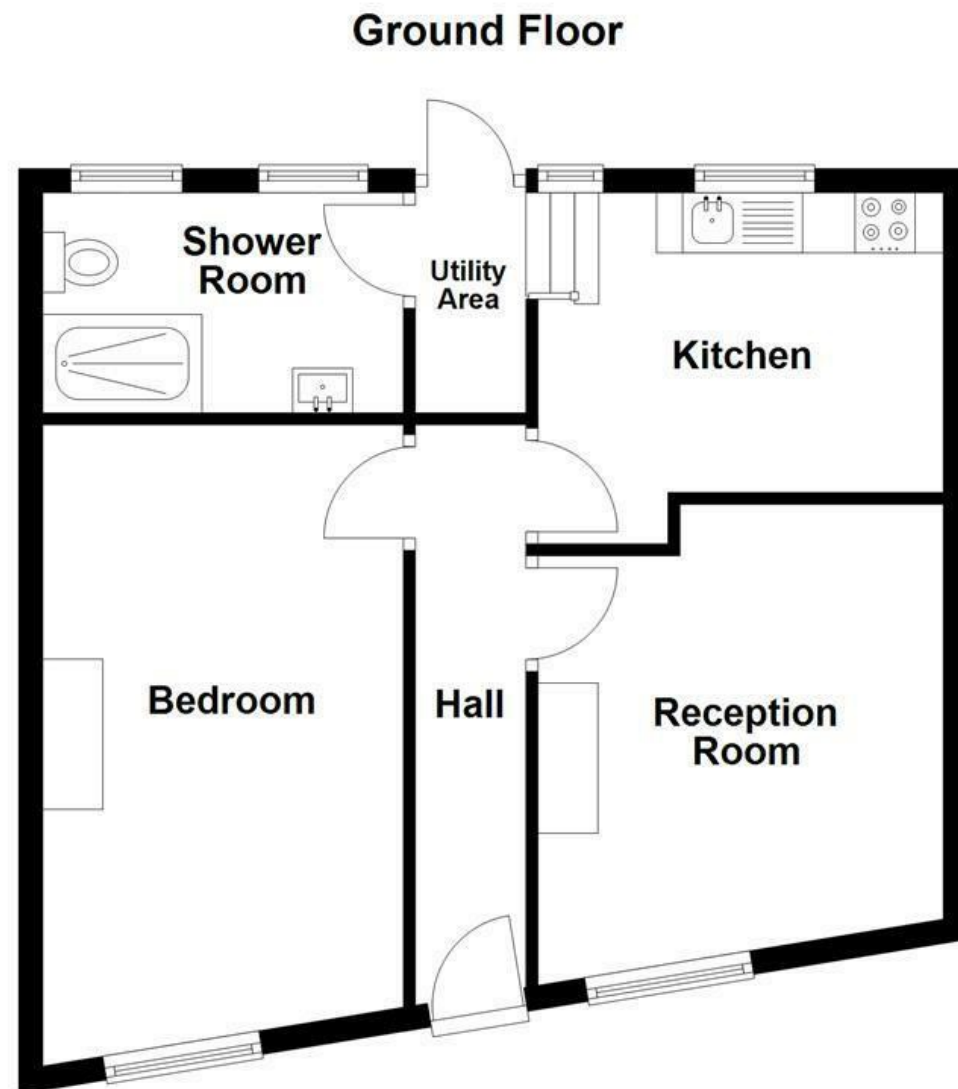




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

£650

A BRAND NEW GROUND FLOOR ONE BEDROOM APARTMENT WITH OUTDOOR SPACE

Keenans proudly welcome to the rental market this new modern ground floor apartment located at The Stables Eanam Wharf, part of the old Thwaites brewery. This delightful property boasts one well proportioned bedroom, making it an ideal choice for couples or individuals seeking a comfortable living space. The inviting kitchen and reception room 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 boasts an enclosed rear yard with storage and 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

£650

**1**

**1**

**1**

**E**

- Brand New Modern Apartment
 - Utility Area
 - Available Immediately
 - Outdoor Storage
- Off Road Parking
 - Excellent Transport Links
 - Council Tax Band A
- Enclosed Rear Yard
 - Close Proximity To Local Amenities
 - EPC Rating E

Entrance

Composite door into hallway.

Hallway
15'0 x 2'6 (4.57m x 0.76m)
Doors to reception room, bedroom, kitchen and wood effect laminate flooring

Reception Room
13'0 x 12'0 (3.96m x 3.66m)
UPVC double glazed window, wall heater and wood effect laminate flooring.

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

Kitchen
11'8 x 10'3 (3.56m x 3.12m)
Two 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 additional appliance, wood effect laminate flooring and stairs to utility area.

Utility Area
3'8 x 2'5 (1.12m x 0.74m)
Plumbing for washing machine, door to shower room and UPVC door to rear yard.

Shower Room
9'10 x 5'6 (3.00m x 1.68m)
Shower cubicle with electric feed shower, vanity wash basin with mixer tap, dual flush WC, extractor fan, panelled elevations and vinyl flooring.

External

Rear
Stone flagged yard with storage shed, gate to shared access and parking for one car.

