

# curtis law

## ESTATE AGENTS



### Brownhill Road, Blackburn

\*\*\* GORGEOUS ONE BEDROOM SECOND FLOOR FLAT \*\*\*

Curtis Law Estate Agents proudly introduce this stylish and contemporary second floor apartment, located on the outskirts of the idyllic Ribble Valley. Impeccably presented to show home standards, this residence is bathed in natural light and boasts a neutral design, offering a move-in-ready finish. With its spacious layout comprising of a beautiful open plan lounge and diner, fully fitted kitchen, modern bathroom suite, and bedroom situated on the mezzanine level, this apartment presents an ideal opportunity for first-time buyers or investors.

This apartment benefits from its close proximity to Ramsgreave and Wilpshire train station, offering half-hourly services to Manchester in the morning and hourly throughout the day. Additionally, excellent bus routes provide convenient access to Blackburn and the Ribble Valley. There are an abundance of local amenities in this area, with shops, convenience stores, doctors, cafes, and schools all within easy reach.

Presented to impeccable standards, this represents a rare opportunity to own a modern and spacious apartment in a highly sought-after location.

Get in contact with our sales team to arrange a viewing!

- Second Floor Flat
- Beautifully Presented
- Stunning Open Plan Lounge/ Diner
- Picturesque Views
- Parking Spaces (Not Allocated)
- Bedroom Located On Mezzanine Level
- Leasehold
- Council Tax Band B
- Perfect First Time Buy Or Investment Opportunity

**Offers in the region of £115,000**

# Brownhill Road, Blackburn

## Second Floor

### Entrance Vestibule

4'0" x 3'9" (1.23m x 1.16m)

Door to entrance vestibule, ceiling spotlights, alarm system, consumer unit, door to lounge/diner.

### Lounge/ Diner

18'7" x 16'1" (5.67m x 4.91m)

Two uPVC double glazed windows, ceiling spotlights, two central heating radiators, television point, space for dining set, doors to the kitchen and bathroom, stairs to the mezzanine which houses the bedroom, engineered wood flooring.

### Kitchen

9'11" x 5'4" (3.04m x 1.64m)

UPVC double glazed window, a range of wood effect wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob with extractor hood, integrated fridge freezer and washing machine, ceiling spotlights, central heating radiator, engineered wood flooring.

### Bathroom

9'9" x 5'8" (2.98m x 1.74m)

Velux skylight, a three piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin with mixer tap, panel bath with overhead shower, tiled elevations, ceiling spotlights, chrome central heating towel rail, extractor fan, engineered wood flooring.

### Mezzanine

### Bedroom

11'8" x 9'8" (3.58m x 2.97m)

Velux skylight, ceiling spotlights, central heating radiator, smoke alarm, built in white gloss wardrobes and shelving, engineered wood flooring.

### External

### Front

Parking spaces (no allocated parking).

### Agents Notes

Tenure: Leasehold - 999 years from 1st Jan 2006 to 1st Jan 3005 (980 years left) - £150.000 ground rent per annum

Council Tax Band: B - Blackburn with Darwen

Property Type: Purpose built apartment





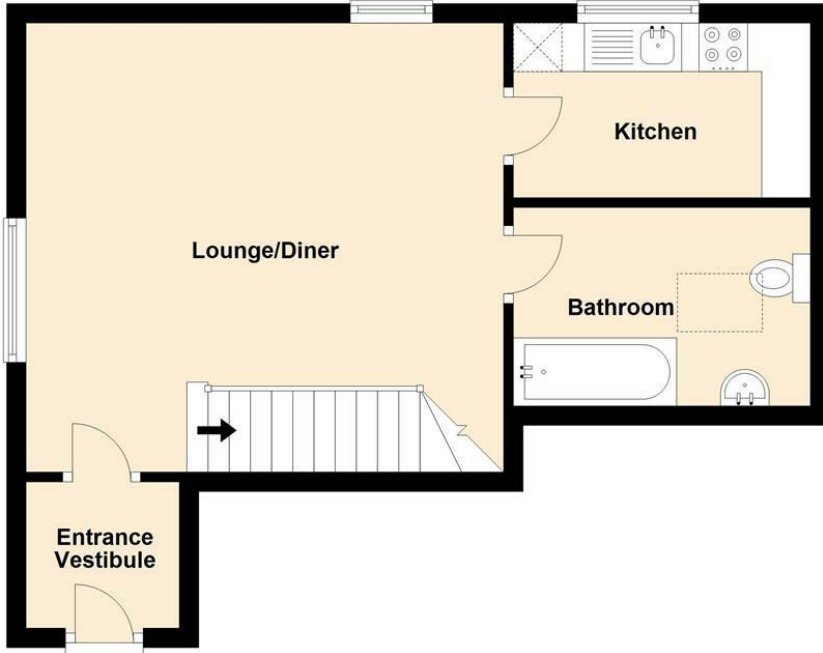
Property Construction: Stone  
Water Supply: Mains  
Electricity Supply: Mains  
Gas Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Broadband: Connected  
Mobile Signal: Good  
Parking: Off road - parking spaces  
Building Safety: unknown  
Rights & Restrictions: Unknown  
Flood & Erosion Risks: Unknown  
Planning Permissions & Development Proposals: Unknown  
Property Accessibility & Adaptions: Ramp to entrance and lift to all floors  
Coalfield & Mining Area: No

**Additional Information:**

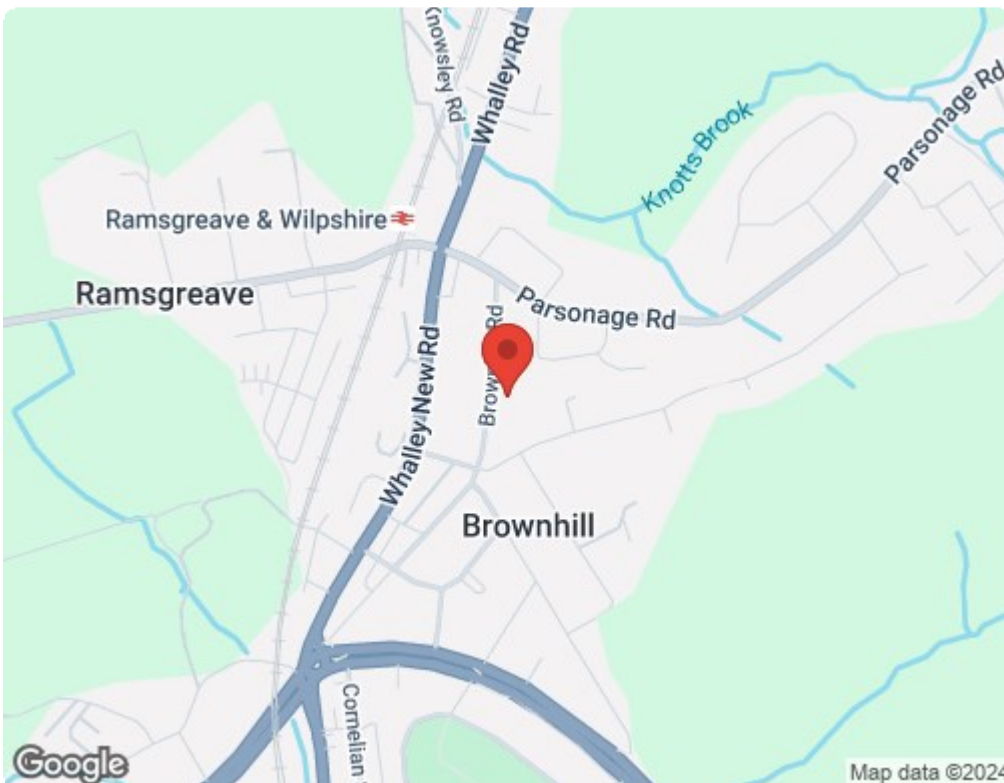
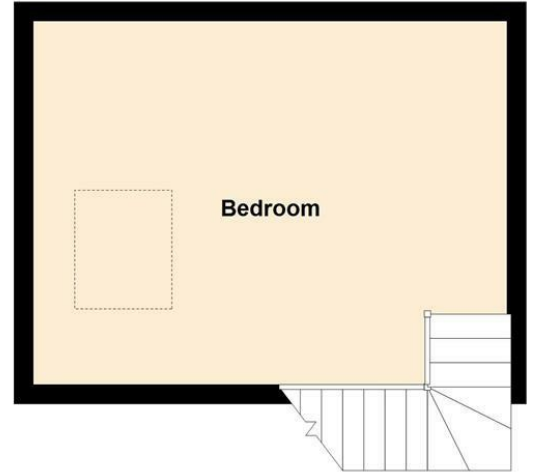
No chain delay  
Two flats on each floor  
No allocated parking  
New boiler - six months ago  
Cavity wall insulation and cavity boarded



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	77	78
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
EU Directive 2002/91/EC		