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ESTATE AGENTS



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Beatrice Place, Blackburn

*** DUE TO THE TERMS OF THE LEASE THIS PROPERTY CANNOT BE SUB-LET SO IS NOT SUITABLE FOR INVESTORS ***

Curtis Law Estate Agents are delighted to present this charming one-bedroom first-floor flat, located in a highly sought-after area of Blackburn. This immaculate property is perfect for downsizing or as an investment opportunity. It features a beautiful lounge with open access to a well-appointed kitchen, a double bedroom with a walk-in wardrobe, and a modern bathroom suite. Additionally, it offers the convenience of off-road parking. Don't miss out on this fantastic property!

Situated in a prime location, this property enjoys convenient access to the M65 motorway, facilitating easy travel to Darwen, Accrington, Preston, and beyond. Nearby amenities include shops, convenience stores, well-regarded schools, and the Royal Blackburn Hospital. Additionally, Fishmoor and Guide reservoirs are just a short distance away, offering scenic walking opportunities.

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

PLEASE NOTE: ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND ARE TO BE SCHEDULED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS, OR SERVICES, AND THUS CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR SUITABLE FOR THEIR INTENDED PURPOSE.

- First Floor One Bedroom Flat
- Beautifully Presented
- No Chain Delay
- Popular Location
- Ideal Downsize
- Close To Motorway Links
- Off Road Parking
- Council Tax Band A
- Leasehold

Offers over £49,950

Beatrice Place, Blackburn

First Floor

Entrance Vestibule

UPVC front door to stairwell which leads up to first floor flat, uPVC double glazed window, ceiling spotlights, porch with storage cupboard, hardwood front door to property.

Hall

8'11" x 8'10" (2.72m x 2.70m)

Hardwood front door to hall, two ceiling light fittings, three wall light fittings, gas central heating radiator, smoke alarm, loft access via hatch, a set of built in storage cupboard, bi-folding door to storage, doors to the lounge, bedroom and bathroom, Polyflor high quality luxury flooring (LVT).

Lounge

14'4" x 11'7" (4.38m x 3.54m)

Two uPVC double glazed windows, ceiling light fitting, electric central heating radiator, television point, open access to kitchen, Polyflor high quality luxury flooring (LVT).

Kitchen

9'10" x 8'10" (3.00m x 2.70m)

Wood framed double glazed window, a range of wood effect wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel circular wash basin with drainer and mixer tap, integrated electric oven with four ring hob and extractor hood, space for fridge freezer, plumbing for washing machine, ceiling spotlights, central heating radiator, Polyflor high quality luxury flooring (LVT).

Bedroom

12'8" x 10'0" (3.87m x 3.07m)

UPVC double glazed window, ceiling light fitting, electric central heating radiator, bi-folding door to walk-in wardrobe with lighting (2.07mx0.87m), carpeted flooring.

Bathroom

6'11" x 5'7" (2.13m x 1.71m)

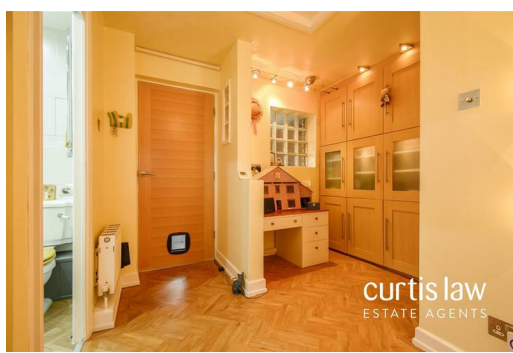
Wood framed double glazed frosted window, a modern three piece bathroom suite comprising of: a low level, close coupled WC, vanity wash basin with mixer tap, panel bath, full tiled elevations, ceiling spotlights, chrome central heating towel rail, wall mounted storage unit, parka wood effect Samson vinyl flooring.

External

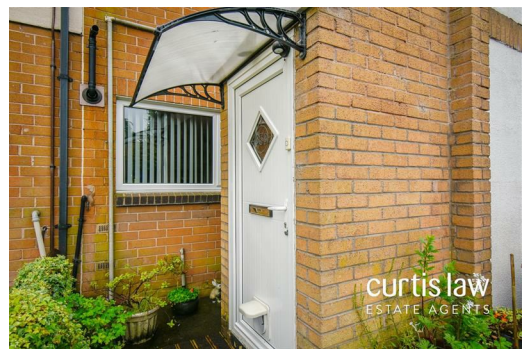
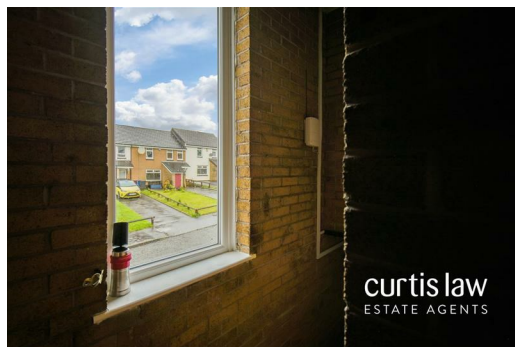
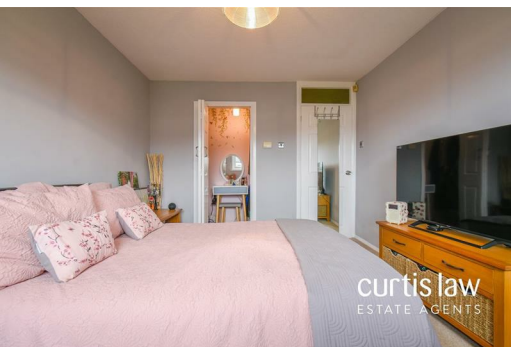
Front

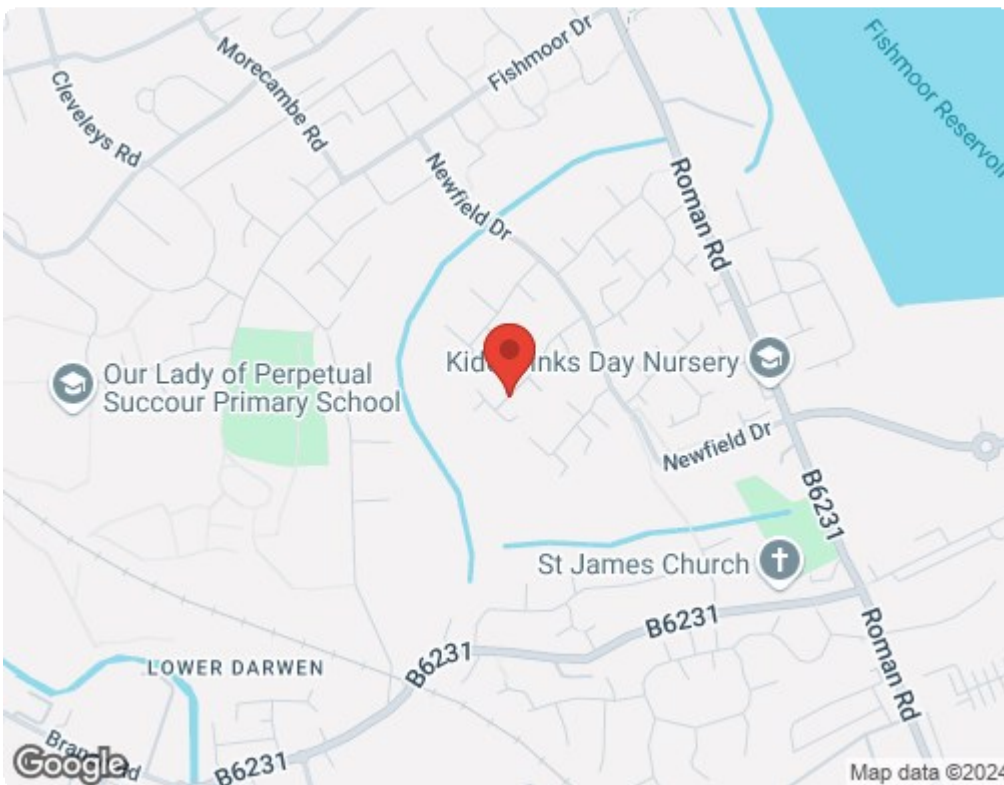
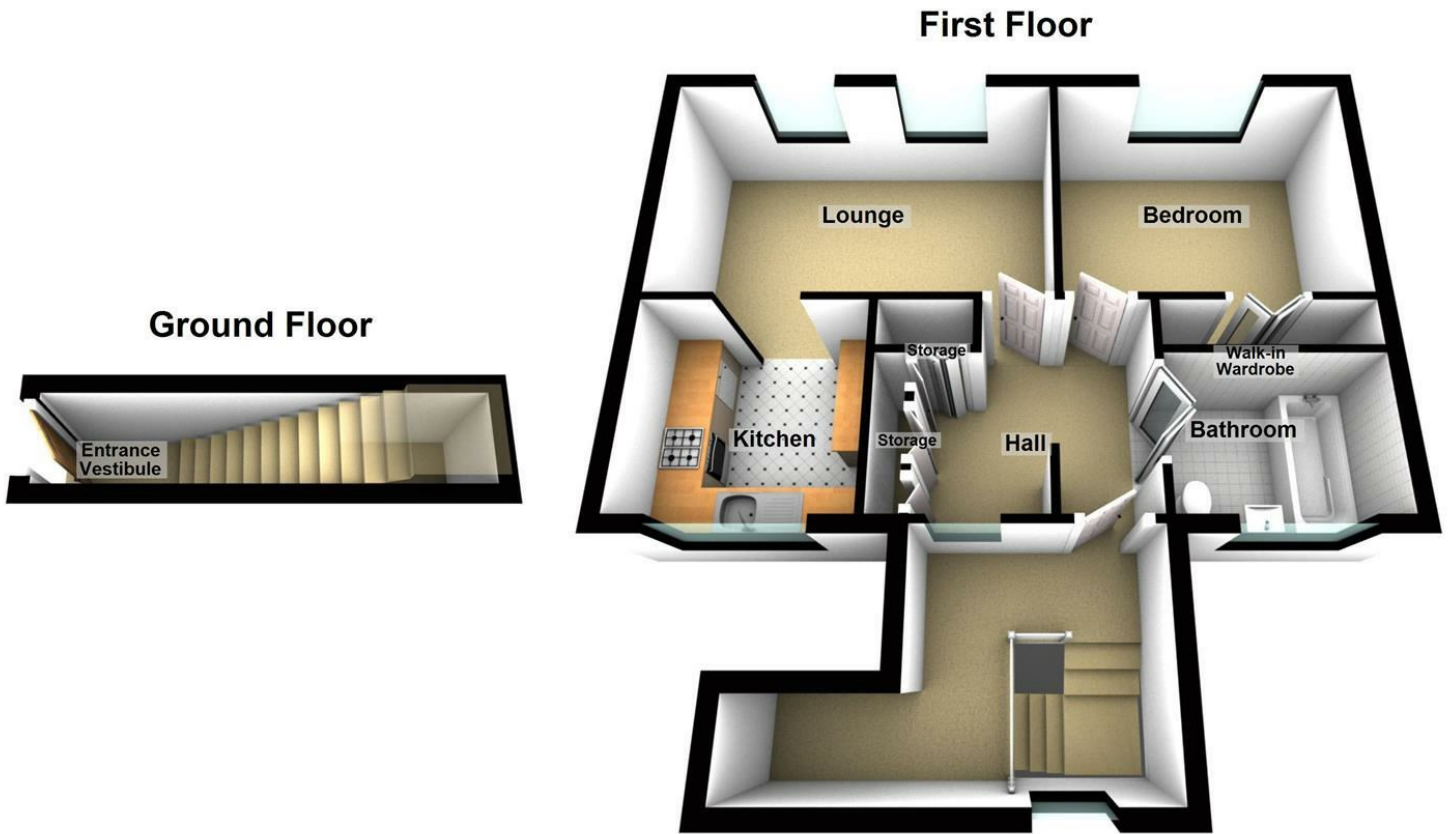
Off road parking.

Agents Notes



Tenure: Leasehold - Service Charge (Ground Rent & Building Insurance is included with Service Charge) - £45 per month
Council Tax Band: A - Blackburn with Darwen (£111 per month over 10 months)
EPC: D
Property Type: Flat
Property Construction: Brick & slate roof
Water Supply: United Utilities
Electricity Supply: OVO
Gas Supply: OVO
Sewerage: United Utilities
Heating: Gas boiler (x3 gas radiators, x2 electric radiators)
Broadband: TalkTalk
Mobile Signal: O2
Parking: Off road parking outside property
Building Safety: Unknown
Rights & Restrictions: Unknown
Flood & Erosion Risks: Unknown
Planning Permissions & Development Proposals: Unknown
Property Accessibility & Adaptions: One entrance via stairwell, no changes to layout
Coalfield & Mining Area: Unknown





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC