



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (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.



Meins Road, Blackburn, BB2 6QP

£165,000

AN IMPRESSIVE APARTMENT SOLD WITH A TENANT IN SITU

Boasting from an abundance of indoor space, neutral decoration and a complete blank canvas, this enviable two bedroom third floor apartment is being proudly welcomed to the market in the highly regarded location of Blackburn on a picturesque and sought after private road. The property benefits from two bathrooms, stunning views and situated on impressive grounds and is the perfect home for any couple or small family as the perfect downsize! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Chorley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fully equipped fitted kitchen, two generously sized bedrooms and a bathroom. The main bedroom leads on to an en suite shower room. Externally there are stunning landscaped communal gardens, off road parking and scenic views. For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

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£165,000

 2  1  1  C

- Council Tax Band D
 - Off Road Parking
 - Possible Rental Investment
- Leasehold Property
 - Fitted Kitchen
 - Two Bathrooms
- EPC Rated C
 - Nearby Amenities
 - Two Bedrooms

Ground Floor

Hall

15'10 x 4'8 (4.83m x 1.42m)
Central heating radiator, smoke alarm, loft access, two storage cupboards, doors to two bedrooms and bathroom.

Reception Room One

19'8 x 12'11 (5.99m x 3.94m)
Central heating radiator, four feature wall lights, television point, UPVC double glazed patio doors to Juliette balcony.

Kitchen

12'1 x 6'6 (3.68m x 1.98m)
Central heating radiator, range of cream wall and base units, wood effect surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap, integrated electric oven with four ring gas hob, extractor hood, integrated fridge/freezer, dishwasher, washing machine, microwave, spotlights, tiled floor.

Bedroom One

18'3 x 17'7 (5.56m x 5.36m)
UPVC double glazed window, central heating radiator, two feature wall lights, fitted wardrobes, door to en-suite.

Ensuite

5'11 x 6'00 (1.80m x 1.83m)
Central heating towel rail, low basin WC, direct feed enclosed shower, pedestal wash basin with traditional taps, tiled elevations, extractor fan, tiled floor.

Bedroom Two

10'5 x 7'9 (3.18m x 2.36m)
Velux window, central heating radiator, fitted desk.

Bathroom

8'8 x 5'11 (2.64m x 1.80m)
Central heating towel rail, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer tap, tiled elevations, extractor fan, tiled floor.

Externally

Communal gardens, off road parking.



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