



## Whalley New Road, Blackburn, BB1 9TL

### £165,000

GROUND FLOOR SHOP WITH TWO BEDROOM FLAT ABOVE

Conveniently located in a popular location in Blackburn, this property offers a shop with kitchen area to the ground floor plus a two-bedroom flat overhead - ideal for an investor looking for a property that is immediately ready to go! The property offers good access to Blackburn Town Centre as well as out towards the Ribble Valley and major commuter routes along the Blackburn ring road, A59 and M65.

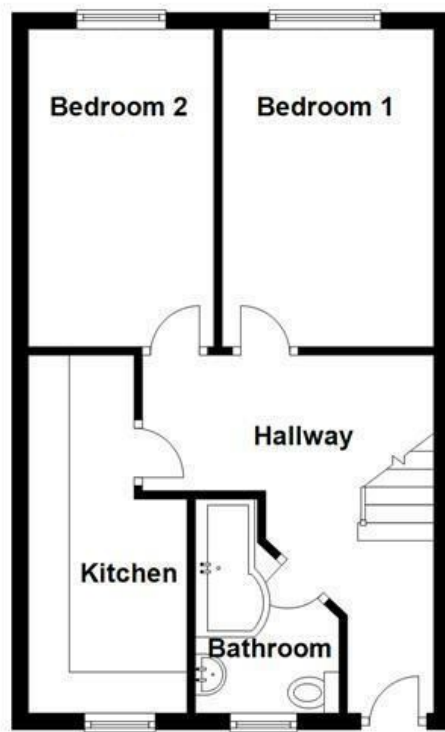
The property comprises briefly, a shop to the ground floor with a kitchen area to the rear. To the first floor is a flat which is accessed from the rear and leads into a hallway with stairs to the second floor and doors to a bathroom, kitchen, bedroom and living room. The second floor has a landing with door to an attic bedroom. Externally there is an enclosed rear yard.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

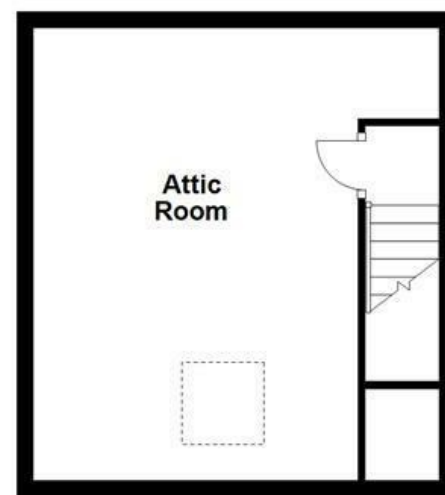
Ground Floor



First Floor



Second Floor



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			
(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.

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## Shop

27'4 x 16'2 (8.33m x 4.93m)

Front entrance door, light, power, single glazed shop window and doors to kitchen and to the rear.

## First Floor

Flat is accessed via a staircase at the rear of the building.

## Flat Hallway

UPVC double glazed entrance door, stairs to the second floor and doors to bathroom, kitchen, bedroom and reception room.

## Bathroom

8'7 x 5'9 (2.62m x 1.75m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath, part tiled elevations, PVC panelled ceiling and wood effect flooring.

## Kitchen

13'3 x 6'4 (4.04m x 1.93m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, freestanding cooker, extractor hood, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge, boiler, PVC panelled ceiling and vinyl flooring.

## Bedroom

12'8 x 7'5 (3.86m x 2.26m)

UPVC double glazed window and central heating radiator.

## Reception Room

12'8 x 8'6 (3.86m x 2.59m)

UPVC double glazed window, central heating radiator and coving.

## Second Floor

## Attic Room

18'1 x 13'6 (5.51m x 4.11m)

Velux window and central heating radiator.

## External

## Rear

Enclosed yard.



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