



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Lever Close, Blackburn, BB2 7FH

### £90,000

SPACIOUS TWO BEDROOM GROUND FLOOR FLAT

Located in the desirable area of Lever Close, Blackburn, this charming two-bedroom ground floor flat presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a well-appointed family bathroom, ensuring convenience for all residents.

As you step inside, you will be greeted by a spacious lounge that offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The adjoining kitchen is designed with functionality in mind, providing ample space for culinary pursuits.

Additionally, the flat comes with the added benefit of one designated parking space, a valuable feature in this sought-after location. With its blend of comfort and practicality, this property is sure to appeal to a variety of lifestyles.

Do not miss the chance to make this delightful flat your new home in Blackburn.



Lever Close, Blackburn, BB2 7FH  
£90,000

2 1 1 C

- Spacious Ground Floor Flat
- Fitted Kitchen
- Allocated Parking
- EPC Rating C
- Two Bedrooms
- Busrtng with Potential
- Tenure Leasehold
- Three Piece Bathroom Suite
- Communal Gardens
- Council Tax Band B

Entrance

Communal entrance with door to hall.

Hall

Hardwood front door, UPVC double glazed window, doors leading to reception room, kitchen, two bedrooms and bathroom.

Reception Room

Two UPVC double glazed windows and television point.

Kitchen

UPVC double glazed window, range of wall and base units with laminate work surfaces, tiled splashback, integrated oven with four ring gas hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, space for fridge freezer and plumbing for washing machine.

Bedroom One

UPVC double glazed window.

Bedroom Two

UPVC double glazed window.

Bathroom

Central heated towel rail, pedestal wash basin with traditional taps, dual flush WC, panel bath with traditional taps, partially tiled elevations and vinyl non-slip flooring.

External

Communal gardens and allocated parking.

