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property & land

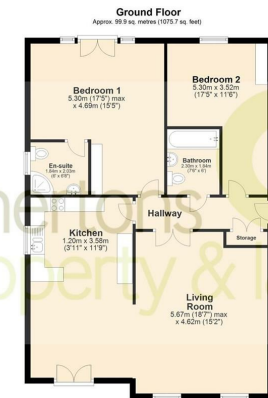
14 Dickens Court, Blackburn, BB6 8HT  
£225,000



# 14 Dickens Court, Blackburn, BB6 8HT

A well-presented two-bedroom apartment pleasantly situated in the highly desirable Ribble Valley gated estate of Brockhall village, Old Langho. Brockhall Village is conveniently located in a semi-rural location within easy access of the A59, Village of Whalley and market town of Clitheroe. The superb accommodation affords communal entrance hall, hallway, two double bedrooms, 3pc en-suite shower room, living room open in to a dining kitchen, 3pc house bathroom. Outside there are two allocated parking spaces.

Approximate Gross Internal Area - 1075.7 sq ft (99.9 sq m)



Total area: approx. 99.9 sq. metres (1075.7 sq. feet)

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

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