



Woodlands Corner, Blackburn, BB1 8BF

£125,000

Duffin's Estate Agents are proud to offer for SALE this well presented, exceptionally large two bedroom DUPLEX apartment in the popular Woodlands Corner development in Blackburn. Located on the ground floor, this apartment briefly comprises of a communal hallway giving access to the apartment.

Upon entry to the apartment there is a hallway, with doors leading into the reception room, also to the first floor you will find a modern fully fitted kitchen. On the ground floor there are two excellent sized bedrooms and a three piece bathroom. There is also a storage room which could cater for a wardrobe. The apartment boasts floor to ceiling windows which gives all of the rooms a light and spacious feel and has been fully repainted throughout.

Externally to the front, the development is gated and access is gained via an entrance fob. There is ample secure parking.

This apartment is offered with NO CHAIN & NO DELAY!!

Viewing is highly recommended. Call the office on 01254 691352 to arrange a viewing.

Reception room 12'7" x 21'0" (3.86 x 6.41)

The reception room is exceptionally large and benefits from floor to ceiling Harwood window to the front elevation, coving to the ceiling, storage heater, two ceiling feature lights with shades and television point. The walls and woodwork have been freshly painted and the floor has cream carpet which have been professionally cleaned.

Kitchen 10'2" x 8'1" (3.11 x 2.47)

Range of wall and base units with laminate surfaces and complementary tiled splash backs, integrated electric oven with four ring electric hob and extractor canopy, integrated fridge and freezer, stainless steel sink, drainer and mixer tap and laminate flooring. The walls and woodwork have been fully repainted.

Master Bedroom 15'4" x 11'3" (4.68 x 3.43)

Exceptionally large bedroom with two Hardwood windows, storage heater, feature wall, coving to the ceiling and a centre light point. The walls and woodwork have been freshly painted in and the floor has cream which have been professionally cleaned.

Bedroom 2 16'0" x 12'8" (4.88 x 3.88)

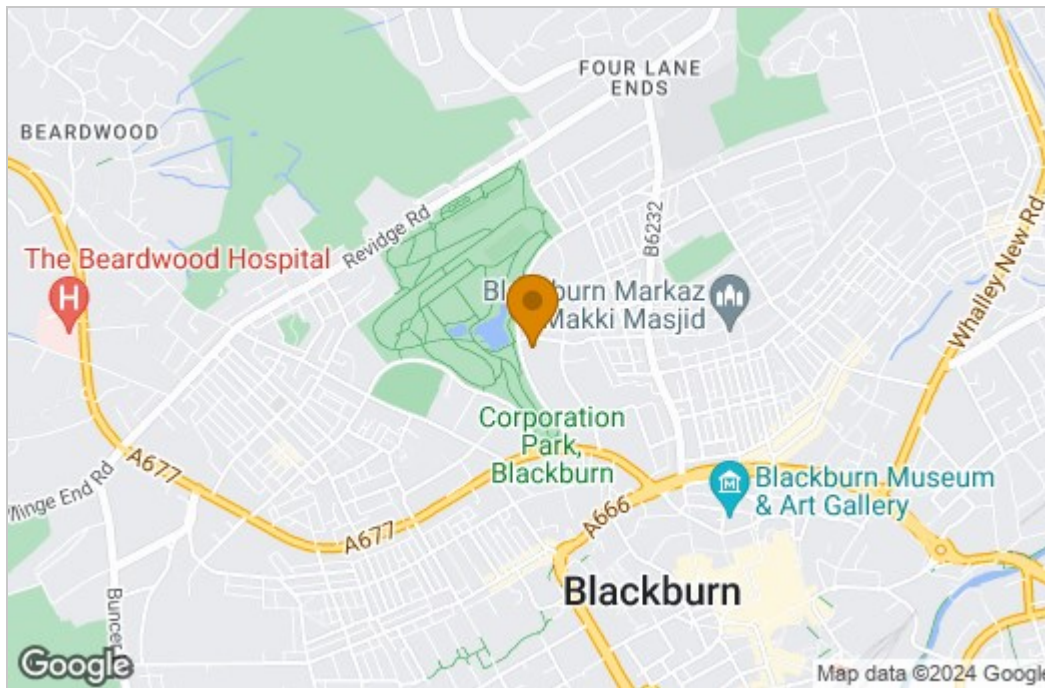
Large second bedroom, hardwood window, storage heater, coving to the ceiling and a centre light point. The walls and woodwork have been freshly painted and the floor has cream carpet which has been professionally cleaned.

Bathroom 5'8" x 8'6" (1.73 x 2.60)

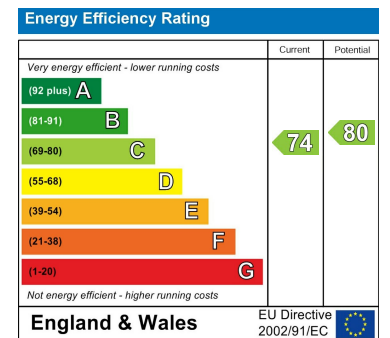
Three piece suite comprising; A low base dual flush WC unit, pedestal wash basin with chrome hot & cold taps, panelled bath with over head direct feed shower over, partially tiled elevations and laminate flooring. The walls and woodwork have been fully repainted.

Floor Plan

Area Map



Energy Efficiency Graph



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.

334 Bolton Road, Blackburn, BB2 4HY

Tel: 01254 691352 Email: enquiries@duffinsestateagents.co.uk <https://www.duffinsestateagents.co.uk/>