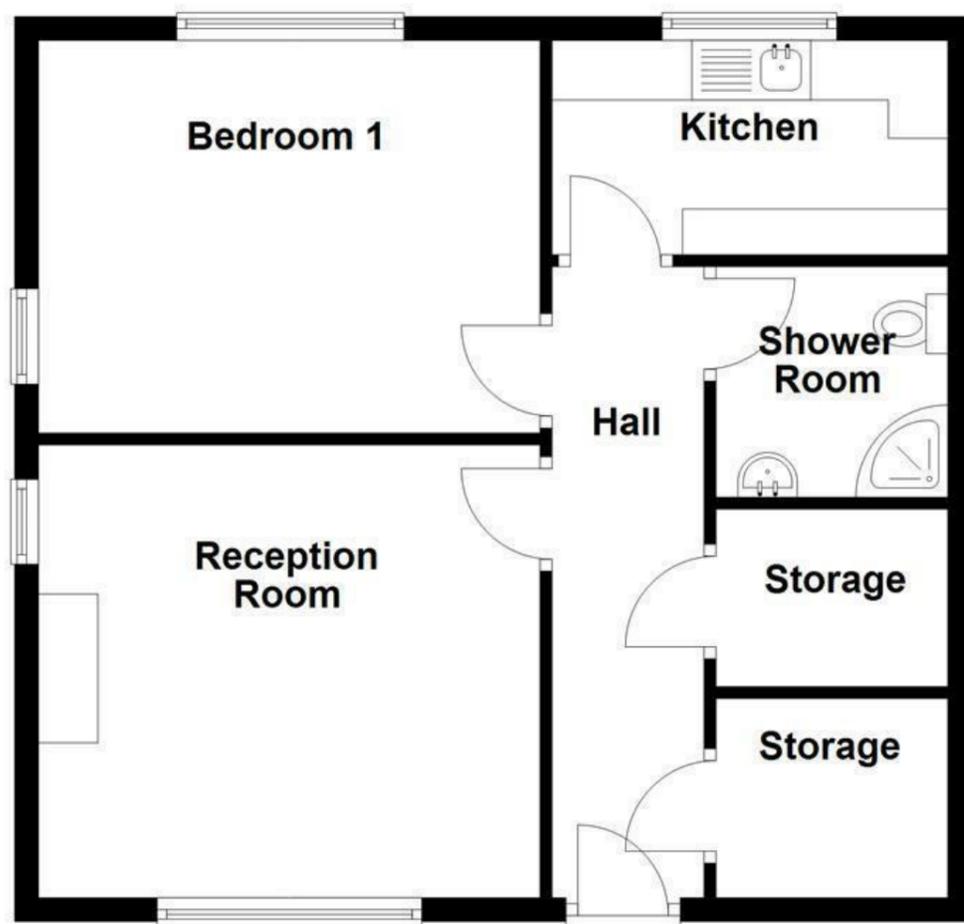


Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 72 |
| (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.

Whalley New Road, Blackburn, BB1 9DB

£115,000

SPACIOUS GROUND FLOOR FLAT IN RAMSGREAVE - OVER 60's DEVELOPMENT
 Situated on Whalley New Road in the charming area of Ramsgreave, Blackburn, this delightful property offers a perfect blend of comfort and style. Upon entering, you are welcomed into a flat, generous reception room that provides an inviting space for relaxation and entertainment. The room is bathed in natural light, creating a warm and airy atmosphere.

The property boasts a spacious bedroom, ideal for unwinding after a long day. This room offers ample space for furnishings, ensuring that you can create a personal sanctuary tailored to your needs. The well-designed kitchen is a highlight of the home, featuring modern fittings and ample storage, making it a joy for any cooking enthusiast.

Additionally, the well-appointed shower room adds to the convenience of the property, providing a refreshing space to start or end your day. Storage cupboards throughout the house offer practical solutions for keeping your living areas tidy and organised.

This property is not just a flat; it is a home that promises comfort and functionality in a desirable location. Whether you are a first-time buyer or looking to downsize, this residence is sure to meet your needs. Do not miss the opportunity to make this lovely house your own.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Whalley New Road, Blackburn, BB1 9DB

£115,000



- Tenure Leasehold
- Off Road Parking
- Abundance Of Space
- Over 60's Development And Anyone Living There Must Be Over 55
- Council Tax Band B
- Ideal Home For Single Occupancy Or A Couple Wishing To Downsize
- Easy Access To Major Commuter Routes
- EPC Rating C
- Viewing Essential
- Close Proximity To Local Amenities

Ground Floor

Entrance Hall

17'6 x 4'2 (5.33m x 1.27m)

Reception Room

13'10 x 12'6 (4.22m x 3.81m)

Bedroom One

13'8 x 10'10 (4.17m x 3.30m)

Kitchen

10'11 x 5'10 (3.33m x 1.78m)

Shower Room

6'5 x 6'1 (1.96m x 1.85m)



Tel: 01254916276

www.keenans-estateagents.co.uk