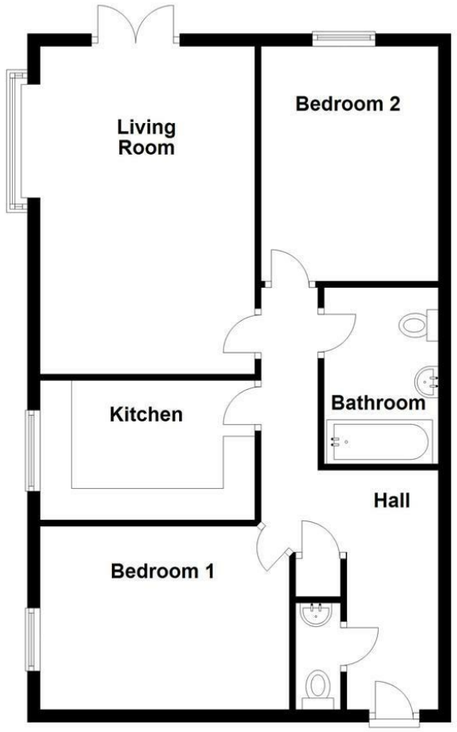
Keenans

Ground Floor

Approx. 719.3 sq. feet



Total area: approx. 719.3 sq. feet

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.









Larmenier Retirement Village, Blackburn, BB2 7AL

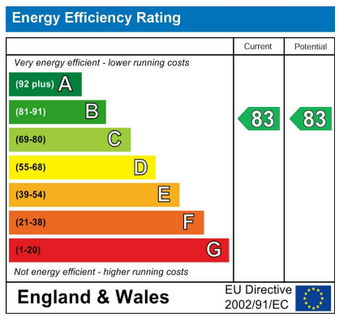
£50,000

A BEAUTIFUL GROUND FLOOR RETIREMENT APARTMENT ON A SOUGHT-AFTER OVER 60'S COMPLEX

This beautifully presented, deceptively spacious, two double bedroomed, ground floor apartment is proudly welcomed to the market in a highly desired area of Blackburn. Situated on a popular Larmenier Village complex with restaurant, chapel and communal areas; this property is a supreme retirement home. Boasting a spacious living room, two double bedrooms, a fitted kitchen, three piece bathroom suite and WC, stunning gardens, modern fixtures and fittings and tasteful decor. The property is pristine and ready to move straight in, with no chain delay. Situated conveniently close to bus routes, schools, amenities and network links to Preston and Clitheroe and Blackburn shopping centre.

The property comprises briefly: a welcoming hallway that provides access through to two bright bedrooms, a spacious living room, a three piece bathroom suite, a WC and storage. From the living room, there are doors providing access to the fitted kitchen and a rear, shared garden. Externally, this property offers stunning communal gardens and off road parking.

For further information or to arrange a viewing please contact our Blackburn team at your convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents



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.

7 Blackburn Road, BB5 1HD
Tel: 01254916276 | Email: blackburn@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Larmenier Retirement Village, Blackburn, BB2 7AL

£50,000

2 1 1 B

- B Rated EPC
- Accessible Public Transport Routes
- Beautifully Presented
- Leasehold Property
- Modern Fitted Kitchen
- Communal Gardens
- Off Road Parking
- Spacious Rooms
- Tasteful Décor

Ground Floor

Hall

11'08 x 10'01 (3.56m x 3.07m)

Central heating radiator, doors to the living room, two bedrooms, bathroom and WC.

WC

5'06 x 2'07 (1.68m x 0.79m)

dual flush WC, pedestal wash basin, with traditional taps, extractor fan, laminate flooring.

Bedroom One

13'00 x 9'10 (3.96m x 3.00m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes.

Bathroom

9'02 x 6'01 (2.79m x 1.85m)

Central heating radiator, low basin WC, elevated wash basin, panel bath with mixer tap and rinse head, main feed shower, extractor fan, tiled walls, laminate flooring.

Bedroom Two

12'08 x 10'01 (3.86m x 3.07m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, storage.

Living Room

16'01 x 10'05 (4.90m x 3.18m)

UPVC double glazed window, central heating radiator, coving, television point, sliding door to kitchen, UPVC double glazed french doors to rear garden.

Kitchen

10'04 x 7'06 (3.15m x 2.29m)

UPVC double glazed window, laminate wall and base units, laminate worktops, stainless steel sink and drainer, Zanussi oven, four ring gas hob, extractor hood, plumbing for washing machine, space for fridge / freezer, extractor fan, part tiled elavations, wood effect floor.

















Tel: 01254916276

www.keenans-estateagents.co.uk