



Merchants Quay, Blackburn, BB1 1EQ

£77,500

Welcome to this charming ground floor apartment located in the sought-after Merchants Quay, Blackburn. Spanning an inviting 431 square feet, this one-bedroom, one-bathroom residence is perfect for first-time buyers or those looking to make a savvy property investment.

Built in 1996, the apartment is part of a popular quayside development, offering a delightful blend of modern living and scenic surroundings. The ground floor position provides easy access, making it an ideal choice for those who prefer convenience.

With no chain involved, this property is ready for you to move in without delay. The layout is thoughtfully designed, ensuring a comfortable living space that maximises the use of every square foot.

Merchants Quay is not only a picturesque location but also benefits from a vibrant community atmosphere, with local amenities and transport links within easy reach. This apartment presents a fantastic opportunity to enjoy a relaxed lifestyle in a desirable area.

Do not miss the chance to make this lovely apartment your new home or investment. Call the office on 01254 691352.

Living Room 11'5" x 13'4" (3.47 x 4.06)



This inviting living room is comfortably spacious, featuring soft carpeting underfoot and a window that fills the space with natural light. A door leads out to the garden, creating a seamless flow between indoors and outdoors. Neutral walls and practical, well-placed lighting make this an ideal space to relax or entertain and upgraded Dimplex Quantum electric heating.

Kitchen 7'6" x 9'7" (2.29 x 2.92)



The kitchen is well-equipped and neatly arranged, with a practical layout that includes ample storage in white cabinetry and wood-effect work surfaces. Tiled flooring extends throughout, complementing the neutral tiled splashbacks. Integrated appliances include an oven and electric hob, with space for additional appliances such as a washing machine and microwave. A window above the sink brings in natural light, making the space bright and welcoming.



Bedroom 12'11" x 9'3" (3.94 x 2.82)



A well-proportioned bedroom featuring a double bed with storage base, soft carpeting, and bright natural light from dual windows. The room benefits from practical storage solutions including a wardrobe and chest of drawers and upgraded Dimplex Quantum electric heating.

Bathroom 5'5" x 6'5" (1.66 x 1.96)



The bathroom is clean and functional, fitted with a white three-piece suite including a bath with overhead shower, pedestal basin, and toilet. The room features contrasting floor tiles and white walls, with a window providing natural light and ventilation.

Rear Garden

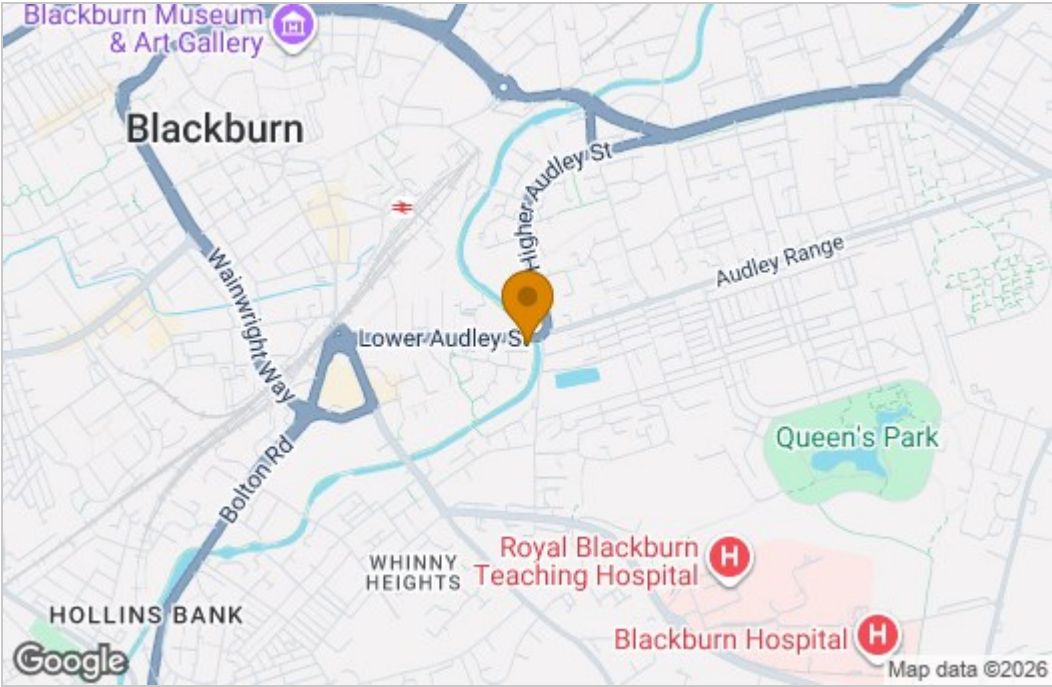


The rear garden is well-maintained with a lawn bordered by shrubs and mature trees, creating a private and tranquil outdoor space. A paved pathway runs alongside the property, providing access to the garden and seating areas.

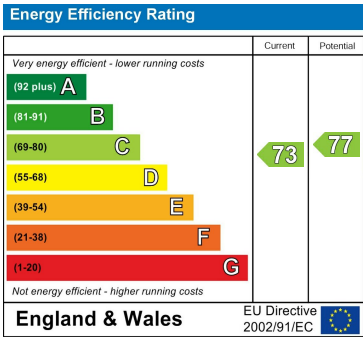


Floor Plan

Area Map



Energy Efficiency Graph



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