

**Woodlands Corner, Lilford Road, Blackburn, Lancashire. BB1
8BF**

NO CHAIN £94,950 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

IMMACULATE TWO BEDROOM APARTMENT ON DESIRABLE GATED COMPLEX This beautifully presented second floor apartment situated just a stone's throw from Corporation Park presents the perfect bolt hole or investment opportunity in a highly desirable location. This gated, exclusive property boasts generously proportioned, light filled rooms, wonderfully maintained communal gardens as well as an allocated parking bay and so holds all the elements required for modern living.

Entering the building, you will notice that the communal areas are always freshly decorated and maintained immaculately. The property is located on the second floor where you will enter the property into the vestibule and then into the hallway which provides access to each of the rooms including an ideal storage room housing the boiler. The lounge is located at the front of the property and presents ample space for sofas and furniture where you can create a comfortable living space. At the back of the property are bedrooms one and two. Bedroom one is a good sized double room with plenty of space for wardrobes and bedside tables. Similarly, bedroom two is a good sized single room with space around for all your needs, or could alternatively host an office for those working from home. The kitchen has been designed nicely to make use of the space which includes an integral electric oven with induction hob, integral fridge freezer and an under counter washing machine. The bathroom completes the accommodation with fresh white tiles complementing the three piece suite, again in a clean white finish. The internal accommodation makes an ideal ready to move in home having undergone fresh decoration with professionally cleaned carpets giving it a brand new finish.

The Corporation Park area is as enviable as ever due to the real sense of community as well as the excellent amenities on offer. Blackburn town centre is within a five minute walk while local places of worship sit on the same road and schools are also within an enjoyable walk. The outside space is kept clean and tidy while parking is also easily available with the designated parking bay. The estate is surrounded by mature trees, keeping the area quiet and private, ensuring maximum enjoyment for residents

FEATURES

- Second Floor Apartment with immaculate communal area
- Two Good Sized Bedrooms
- Potential Rent of £600pcm
- Council Tax Band B
- Designated Parking on a Secure Gated Complex
- Ideal Lock up and Leave
- On a Water Meter
- Quality Kitchen with Fitted Appliances and White Goods



ROOM DESCRIPTIONS

2nd Floor

Vestibule

Carpet flooring

Hallway

Carpet flooring, storage cupboard housing water tank, storage heater

Lounge

13' 11" x 12' 11" (4.24m x 3.94m)

Carpet flooring, electric panel heater, wooden double glazed window, TV point

Kitchen

09' 07" x 07' 05" (2.92m x 2.26m)

Range of wall and base units and contrasting work surfaces, stainless steel sink and drainer, electric oven, induction hob, washing machine, integral fridge freezer, vinyl flooring, tiled splashbacks.

Bedroom 1

14' 02" x 09' 06" (4.32m x 2.90m)

Carpet flooring, electric panel heater, uPVC double glazed window.

Bedroom 2

12' 07" x 07' 06" (3.84m x 2.29m)

Carpet flooring, electric panel heater, uPVC double glazed window

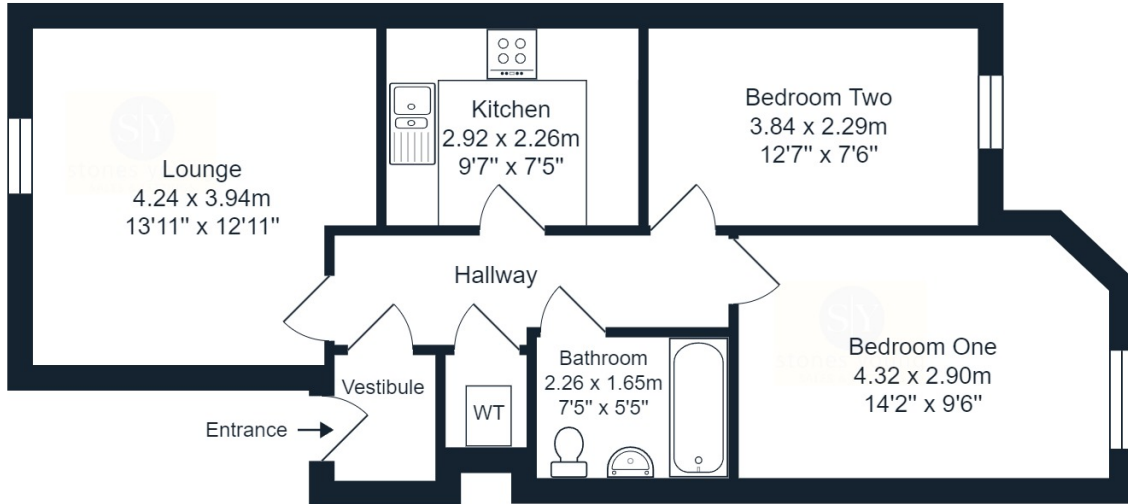
Bathroom

07' 05" x 05' 05" (2.26m x 1.65m)

Three piece suite in white, electric shower over bath, wc, sink, half tiled walls, vinyl flooring



FLOORPLAN



Woodlands Corner, Lilford Road, Blackburn

Total Area: 57.3 m² ... 617 ft²

All measurements are approximate and for display purposes only.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

