Copper Beeches, Blackburn, Lancashire. BB2 6QP

£159,950 Leasehold

FOR SALE

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Blackburn
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PROPERTY DESCRIPTION

BEAUTFULLY PRESENTED GROUND FLOOR APARTMENT IN SOUGHT AFTER BEARDWOOD LOCATION Boasting three spacious bedrooms and open plan living area as well as being presented to the market with no chain delay, this lovely apartment would make a suitable purchase for investors or buyers that are looking to downsize within this serene location.

Internally, this property comprises of a welcoming entrance hallway leading to the large reception room that has plenty of space for living as well as dining and is filled with natural light thanks to the French doors leading to the Juliette balcony. The kitchen benefits from a range of wall and base units as well as integrated appliances including an electric oven, microwave, electric hob, extractor fan and fridge freezer. The master bedroom consists of fitted wardrobes which allow the floor space to be utilised perfectly and a Juliette balcony providing vast amounts of light, it is perfectly completed with a conveniently located en-suite with a shower enclosure. Additionally, the second bedroom also benefits from fitted wardrobes and a Juliette balcony and bedroom three provides the ideal area for a single bed or study. Completing the property internally is the three piece family bathroom suite in white with a shower mixer tap over the bath. The property benefits from full double glazing which is present throughout.

Beautiful communal gardens surround the property, which provides a tranquil area to relax. Two allocated parking space are available in the underground carpark. Preston New Road is only a short distance away from the property, which allows for easy access to Blackburn and Preston town centres, with regular transport links also being on your doorstep. Early viewing is advised for what is sure to be a popular opportunity.

FEATURES

- Private Underground Car Park
- Two double bedrooms
- Leasehold
- Communal Gardens
- Sought after area of Beardwood
- No Chain Delay!
- Double glazing throughout
- Gas central heating

ROOM DESCRIPTIONS

Hallway

Carpet flooring, storage cupboard with housing boiler, panel radiator, phone point.

Lounge

21' 04" x 12' 02" (6.50m x 3.71m) Carpet flooring, uPVC double glazed French doors with Juliette balcony, panel radiator, TV point.

Kitchen

11' 08" x 6' 05" (3.56m x 1.96m) Range of fitted wall and base units and contrasting work surfaces, integral electric oven and microwave, electric hob and extractor fan, washing machine, dishwasher, 1 1/2 stainless steel sink and drainer with waste disposal, integral fridge freezer, tiled splashbacks, Amtico flooring, ceiling spotlights, uPVC double glazed window, panel radiator, TV point, phone point.

Master Bedroom

15' 01" x 13' 09" (4.60m x 4.19m) Carpet flooring, built in wardrobes, uPVC double glazed French doors with Juliette balcony, panel radiator, phone point.

En-Suite

7' 02" x 6' 07" (2.18m x 2.01m) Two piece suite in white with mains fed shower in enclosure, tiled splashbacks, Amtico flooring, heated towel radiator, uPVC double glazed frosted window.

Bedroom Two

17' 04" x 8' 03" (5.28m x 2.51m) Carpet flooring, fitted wardrobes, uPVC double glazed door with Juliette balcony.

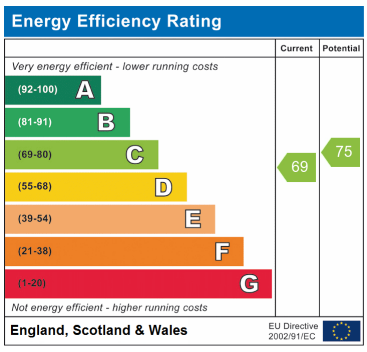
Bedroom Three

9' 07" x 6' 06" (2.92m x 1.98m) Carpet flooring, built in storage and study furniture, uPVC double glazed window, panel radiator.

Bathroom

12' 01" x 6' 06" (3.68m x 1.98m) Three piece suite in white with shower mixer tap on bath, tiled splashbacks, Vinyl tiled flooring, large air/ storage cupboard, heated towel radiator.

EPC



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.

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