

Wilton Court, Blackburn, Lancashire. BB2 7FF

£92,000 Leasehold

FOR SALE



stones young
sales & lettings

Blackburn
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

GROUND FLOOR APARTMENT IN BEARDWOOD Offered to the property market with NO ONWARD CHAIN, this lovely two double bedroom apartment would make a suitable purchase for investors or buyers that are looking to downsize within this Serene location.

Internally, this property comprises briefly of an entrance hallway, a large reception room that has plenty of space for living as well as dining, a separate fitted kitchen with integrated appliances, two sizeable double bedrooms, and the four piece bathroom suite in white. The property benefits from full double glazing that is present throughout.

Beautiful communal gardens surround the property, which provides a tranquil setting when wanting to spend time outdoors. Allocated parking is available for one vehicle, with visitors parking also being present within the grounds. 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.

Overall, we strongly advise early booking for this wonderful property!

FEATURES

- No Onward Chain Delay!
- Fantastic Buy for those looking to downsize or Invest
- Two Double Bedrooms
- Large Reception Room with Space Available for Dining
- Neutral Decoration
- Ground Floor Spacious Apartment
- Serene Location
- Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Hallway

carpet flooring, double glazed upvc window, x2 cupboards one housing tank, electric storage heater

Lounge

20' 01" x 10' 04" (6.12m x 3.15m)

carpet flooring, x2 double glazed upvc windows, electric storage heater x2, Tv point

Kitchen

09' 09" x 06' 07" (2.97m x 2.01m)

Range of fitted wall and base units with contrasting work surfaces, sink and drainer, tiled splash backs, integrated Cooke & Lewis induction hob, integrated Zanussi electric oven with extractor fan, plumbed for washing machine, space for under counter fridge, double glazed upvc window

Bedroom One

13' 09" x 09' 10" (4.19m x 3.00m)

Double with carpet flooring, double glazed upvc window, electric storage heater

Bedroom Two

13' 07" x 09' 09" (4.14m x 2.97m)

Double with carpet flooring, double glazed upvc window, electric storage heater

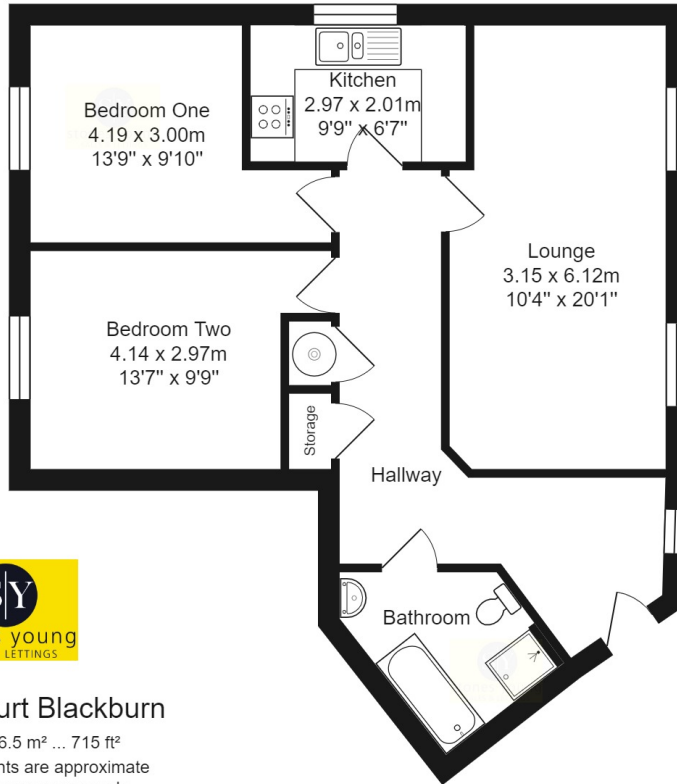
Bathroom

09' 00" x 07' 02" (2.74m x 2.18m)

Four piece suite in white, mainsfed shower, tiled splash backs, electric radiator, extractor fan, vinyl flooring



FLOORPLAN & EPC



Wilton Court Blackburn

Total Area: 66.5 m² ... 715 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

