

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

Offers over £140,000 Leasehold

FOR SALE



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



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PROPERTY DESCRIPTION

IMMACULATE TWO DOUBLE BEDROOM, FULLY FURNISHED APARTMENT This beautifully presented first floor apartment situated in this beautiful period building with a distinctive architectural style offers an exceptional standard of accommodation throughout. 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.

This impressive apartment briefly comprises a welcoming and bright hallway which provides access to the boarded loft. Leading into the distinctively stunning lounge, this room provides a luxurious space to relax which is filled with natural light via the large bay window. The enviable finishing touches include an electric fire, wall mounted TV with a sound bar and two crystal chandeliers ensuring this property oozes sophistication. The clean, elegant kitchen provides storage in the form of base and eye level units in a crisp white high gloss finish, with quartz worktops, a ceramic sink and porcelain floor tiles which compliment the space perfectly. High quality integral appliances include a dishwasher, washing machine, fridge freezer, electric oven and microwave! The generous master bedroom suite will quite simply take your breath away with it's theatrical décor, dual aspect windows and magnificent high ceilings. The opulent double bed, deluxe dressing table, wardrobe and lavish, floor length curtains provide a decadent ambience which can be felt throughout the home. The ultra-modern shower room offers a contemporary space with an electric jet shower, featuring an awe-inspiring Italian stone shower base and Italian wall tiles, in an aesthetically pleasing white colour palette. Polished porcelain floor tiles and a chandelier elevate the style of the room wonderfully.

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 easy reach due to Woodlands Corner being located to excellent transport links. This stunning Victorian building enjoys quaint and picturesque communal gardens and comes complete with an allocated parking space.

Early viewing is highly advised for this admirable apartment.



FEATURES

- No Chain Delay
- Two Double Bedrooms
- Allocated Parking Bay
- Gated Development
- Stunning Decor

- Fully Furnished
- Move in Ready
- Leasehold
- Not on a water meter
- Council Tax Band B



ROOM DESCRIPTIONS

Hallway

With carpet flooring, wooden front door, loft access, designer light fitting, electric wall heater.

Lounge

20' 11" x 12' 07" (6.38m x 3.84m) Carpet flooring, wooden double glazed bay window, 2 x crystal chandeliers, electric fire, wall mounted TV, sound bar, decorative wall covering, ottoman, wall mounted mirror, chaise lounge.

Kitchen

8' 00" x 6' 01" (2.44m x 1.85m) Range of fitted wall and base units with contrasting work surfaces, ceramic sink and drainer, integral dishwasher, washing machine/dryer, fridge freezer, electric oven & hob, extractor fan, microwave, glass splash back, porcelain floor tiles.

Master bedroom

17' 07" x 6' 01" (5.36m x 1.85m) Carpet flooring, double glazed wooden bay window, double glazed window, double bed, wardrobe, dressing table, wall mounted TV, show storage, panel radiator, TV point, ceiling light.

Bedroom Two

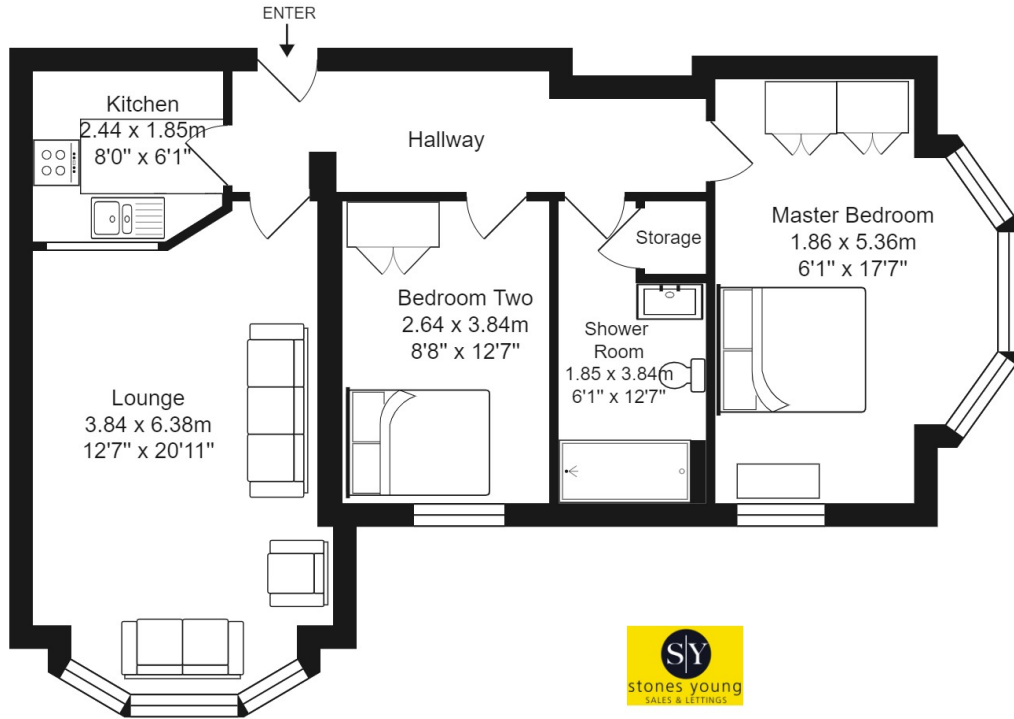
12' 07" x 8' 08" (3.84m x 2.64m) Carpet flooring, wooden window double glazed, ceiling coving, double wardrobe, double bed, large wall mounted mirror, storage, stool.

Shower room

12' 07" x 6' 01" (3.84m x 1.85m) Two piece in white with shower enclosure, electric multi jet shower, Italian stone shower base, Italian fall tiles, porcelain floor tiles, vanity unit housing sink with mirror, cupboard housing hot water tank, chandelier.



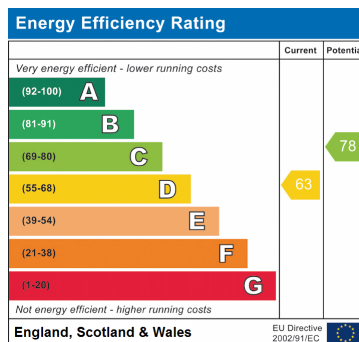
FLOORPLAN & EPC



Woodlands Corner, Blackburn

All measurements are approximate and for display purposes only.

Total Area: 66 sq.m



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.