

12 Lever Court, Blackburn. BB2 7FH

£85,000 Leasehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

NO CHAIN DELAY! WONDERFULLY PRESENTED SECOND FLOOR APARTMENT IN BEARDWOOD BOASTING EXCEPTIONAL VIEWS Offering stunning rural views towards Mellor and presented to the property market with no chain delay, this lovely one bedroom apartment would make a suitable purchase for investors or buyers that are looking to downsize within this serene location. This is an exciting opportunity for those looking to reside in this enviable location and so internal viewing is highly advised.

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. The fitted kitchen benefits from wall and base units as well as integrated appliances. Completing the property internally is the sizeable master bedroom and the three piece bathroom suite in white. The property benefits from full double glazing which 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. This is an exciting opportunity for an investor, with a potential rental income of £550pcm. Early viewing is highly advised.

FEATURES

- Potential Rental Income of £550pcm
- No Chain Delay!
- Second Floor Apartment With Admirable Views
- Fantastic Buy for those looking to downsize or Invest
- Neutrally Decorated Interior
- Large Reception Room with Space Available for Dining
- Serene Location
- Beautifully Maintained Communal Gardens
- Council Tax Band B



ROOM DESCRIPTIONS

Hallway

Carpet flooring, storage heater, loft access, storage cupboard.

Lounge

20' 11" x 16' 03" (6.38m x 4.95m) Carpet flooring, storage heater, uPVC double glazed window x3, TV point, phone point.

Kitchen

13' 02" x 6' 03" (4.01m x 1.91m) Range of fitted wall and base units and contrasting work surfaces, integral electric oven, hob and extractor fan, 1 1/2 sink and drainer, space for fridge freezer, plumbed for washing machine, tiled splashback, lino flooring, uPVC double glazed window.

Bedroom One

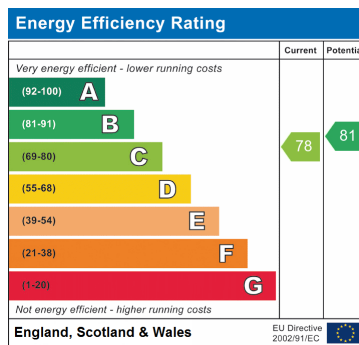
12' 05" x 11' 10" (3.78m x 3.61m) Double bedroom with carpet flooring, storage heater, storage cupboard, uPVC double glazed window.

Bathroom

8' 04" x 5' 07" (2.54m x 1.70m) Three piece suite in white with sink and housed in vanity unit, tiled splashback, lino flooring.



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.