

Lilford Road, Blackburn, Lancashire. BB1 8BF

£94,950 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

FANTASTIC 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 first 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 hot water tank. 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 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

- First Floor Apartment
- Two Good Sized Bedrooms
- Current Rental Income Of £620.00pcm
- Council Tax Band B
- Ideal Lock Up And Leave
- Can Be Sold With Sitting Tenant
- Parking And Secure Gated Area



ROOM DESCRIPTIONS

Ground Floor

Entrance

Carpet flooring.

Hallway

Carpet flooring, ceiling coving, storage, electric storage heater.

Lounge

12' 10" x 12' 11" (3.91m x 3.94m)

Carpet flooring, ceiling coving, wooden window, electric storage heater.

Kitchen

9' 07" x 7' 08" (2.92m x 2.34m)

Vinyl flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, electric hob and oven, extractor fan, integral fridge freezer, plumbed for washing machine.

Bedroom One

12' 07" x 9' 00" (3.84m x 2.74m)

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

Bedroom Two

8' 11" x 8' 00" (2.72m x 2.44m)

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

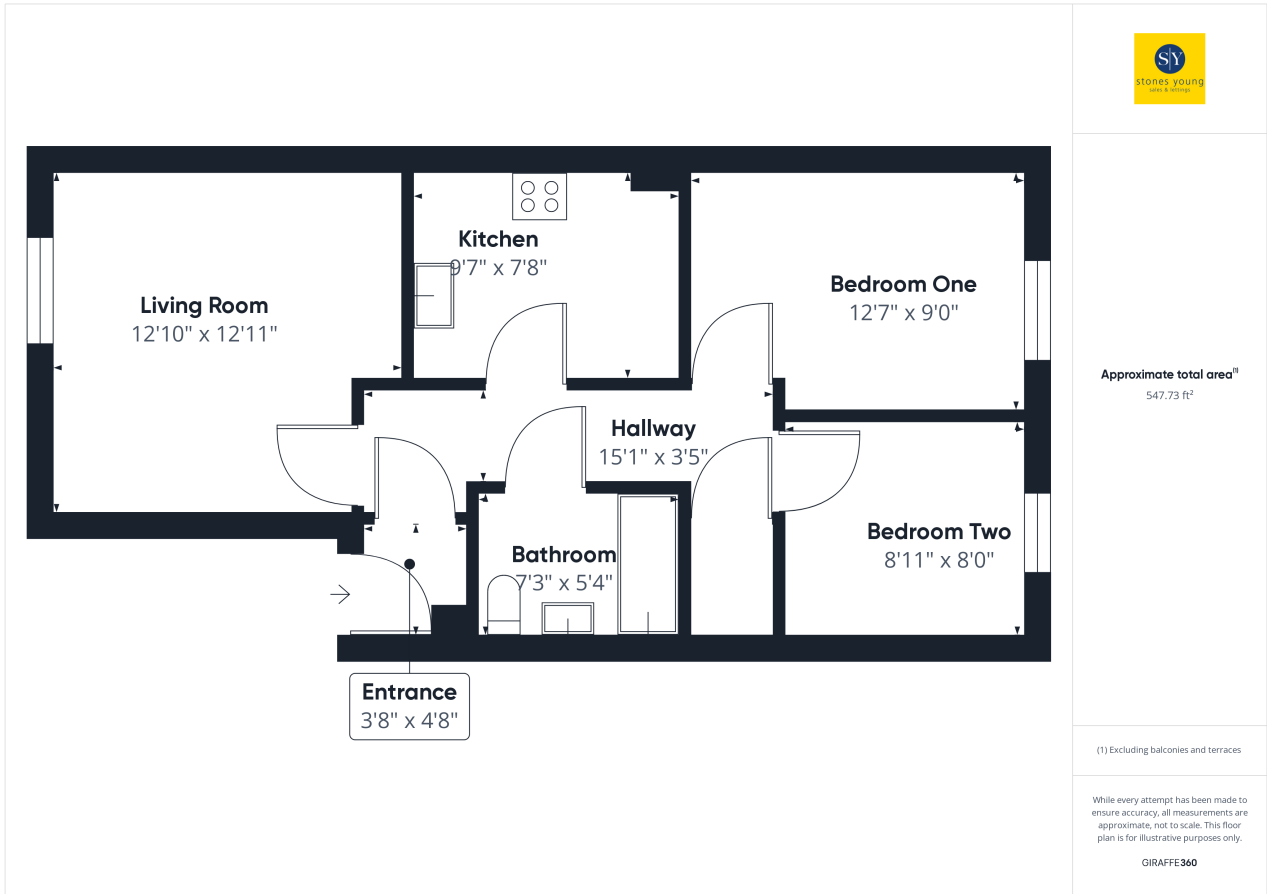
Bathroom

7' 03" x 5' 04" (2.21m x 1.63m)

Vinyl flooring, three piece in white, tiled splash backs, electric shower over bath, electric storage radiator.



FLOORPLAN



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.