

Whalley New Road, Ramsgreave, BLACKBURN, Lancashire. BB1
9DB

£125,000 Leasehold

FOR SALE



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Blackburn
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PROPERTY DESCRIPTION

IMMACULATE ONE BEDROOM GROUND FLOOR FLAT IN BROWNHILL Set with the grounds of the highly desirable Kemp Court, stands this neutrally decorated one bedroom flat perfectly positioned with excellent elevated views. Ideal for those looking to downsize within this quiet residential area, contact our Blackburn office now for further information.

Internally, the property briefly comprises of a welcoming hallway which provides two good sized cupboards to provide additional storage along with having plumbing for a washing machine and space for a tumble dryer, a well proportioned reception room which features an electric fire, and a separate fitted kitchen which benefits from integrated appliances. A generous sized master bedroom with fitted wardrobes can also be found located off the hallway as well as a contemporary three piece fully tiled modern shower room in white with mains fed shower. Gas central heating and double glazing warms the property throughout. The property was fully renovated 5 years ago including kitchen, bathroom and new boiler.

Externally, residents and visitor parking can be found within the grounds to provide off road parking. There are also lovely, communal landscaped gardens surrounding the property. The property's location means that it is within close vicinity to excellent amenities, nearby walks and transport links. Overall, this property is ideal for anyone looking to downsize and so must be viewed early to avoid future disappointment!

FEATURES

- Off Road Parking
- Over 55's Only - No Chain Delay
- Residential Accommodation
- Modern Decor Throughout
- Generously Sized Master Bedroom
- Ground Floor Flat
- Beautiful Communal Gardens
- Gas Central Heating & uPVC Double Glazing



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ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, double glazed upvc front door, storage cupboard for coats, storage cupboard which has plumbing for washing machine and space for tumble dryer, panel radiator.

Lounge

12' 06" x 13' 07" (3.81m x 4.14m)

Carpet flooring, ceiling coving, electric fire with surround, TV point, phone point, x2 double glazed upvc window, panel radiator.

Kitchen

11' 00" x 6' 04" (3.35m x 1.93m)

Range of fitted wall and base units with contrasting works surface, laminate flooring, stainless steel sink and drainer, tiled splash backs, integrated microwave, oven, fridge and freezer, x2 ring electric hob, extractor fan, ceiling spot lights, cupboard housing boiler, space for small dining table, double glazed upvc window, panel radiator.

Bedroom One

13' 07" x 10' 10" (4.14m x 3.30m)

Carpet flooring, ceiling coving, fitted wardrobe, double glazed upvc window x2, panel radiator.

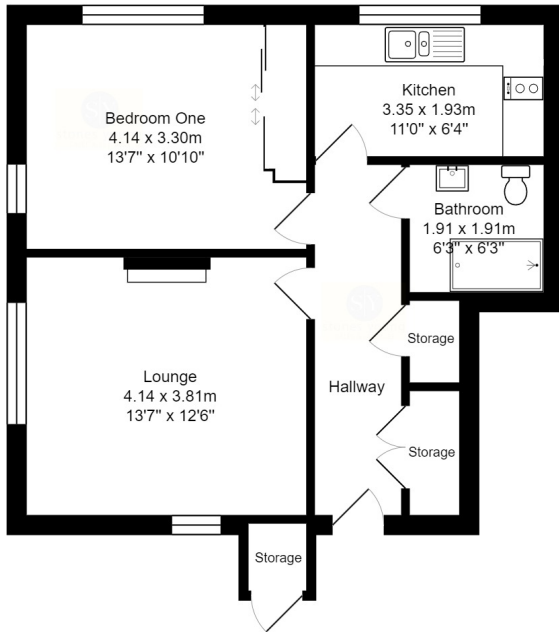
Bathroom

6' 03" x 6' 03" (1.91m x 1.91m)

Wet room flooring, three piece in white with mains fed shower enclosure, ceiling spot lights, tiled floor to ceiling, ceiling spot lights, heated towel radiator.



FLOORPLAN



Kemp Court, Ramsgreave, Blackburn

Total Area: 52.8 m² ... 568 ft²

All measurements are approximate and for display purposes only.

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.

