



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Woodcock House, Blackburn, BB2 7AL

### Offers Over £40,000

AN ENVIABLE GROUND FLOOR APARTMENT ON A SOUGHT-AFTER COMPLEX

This beautifully presented, generously sized, two-bedroom ground floor apartment, is being proudly welcomed to the market at Woodcock House on the ever-popular Larmenier Retirement Village complex in Blackburn. Offering fantastic communal amenities such as a restaurant, bar, coffee lounge, chapel, laundrette and craft room. Set in secure grounds, this property is the perfect home for a couple looking for their forever home! The property benefits from stunning scenic views overlooking the beautifully maintained gardens and grounds and comprises: a welcoming entrance hallway which provides access through to two double bedrooms, a large shower room and stunning open plan living space. The reception room leads on to a utility room. Externally there are communal gardens and communal parking. Situated conveniently close for accessing local amenities, bus routes and network links to Preston, Clitheroe and Darwen.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents.

# Woodcock House, Blackburn, BB2 7AL

Offers Over £40,000



- Superb Two Bedroomed Ground Floor Apartment/Parking
- Tasteful Decor Throughout
- Off Road Parking
- Council Tax Band A

- Lamener Retirement Village
- Equipped Modern Kitchen
- Leasehold

- Generous Reception Room
- Communal Chapel/Shop/Sitting Areas/Restaurant
- EPC Rating B

## Ground Floor

### Entrance

Hardwood door to the hallway.

### Hallway

21'1" x 9'11" (6.43 x 3.02)

Central heating radiator, coving to the ceiling, smoke alarm, fitted storage, doors to reception room, two bedrooms, bathroom, separate cloakroom/WC and storage cupboard.

### Reception Room

16'3" x 14'2" (4.95 x 4.32)

UPVC double glazed boxed window, central heating radiator, coving to the ceiling, smoke alarm, TV point and sliding doors to the kitchen and UPVC double glazed patio doors to the rear.

### Kitchen

10'4" x 7'6" (3.15 x 2.29)

UPVC double glazed window, range of cream wall and base units with wood effect worktops, tiled splashback, stainless steel one and a half bowl sink with drainer and high-spout mixer tap, integrated electric oven with four-ring gas hob and extractor hood, space for fridge/freezer, plumbing for washing machine, integrated boiler, extractor fan, smoke alarm and wood effect flooring.

### Bedroom One

12'9" x 10'2" (3.89 x 3.10)

UPVC double glazed door, central heating radiator, fitted wardrobes, coving to the ceiling and smoke alarm.

### Bedroom Two

13'0" x 9'10" (3.96 x 3.00)

UPVC double glazed door, central heating radiator, coving to the ceiling, smoke alarm and fitted wardrobes.

### Shower Room

9'1" x 6'3" (2.77 x 1.91)

Chrome heated towel rail, three-piece suite with direct-feed double shower enclosure, elevated washbasin with traditional taps, low base WC, fully tiled elevations, extractor fan and lino flooring.

### WC/Cloakroom

6'04" x 2'09" (1.93m x 0.84m)

Central heating radiator, a two-piece suite comprising of a dual flushed WC, pedestal wash basin with mixer taps, laminate flooring.

## Communal Facilities

Restaurant, sitting areas, shop and a chapel.

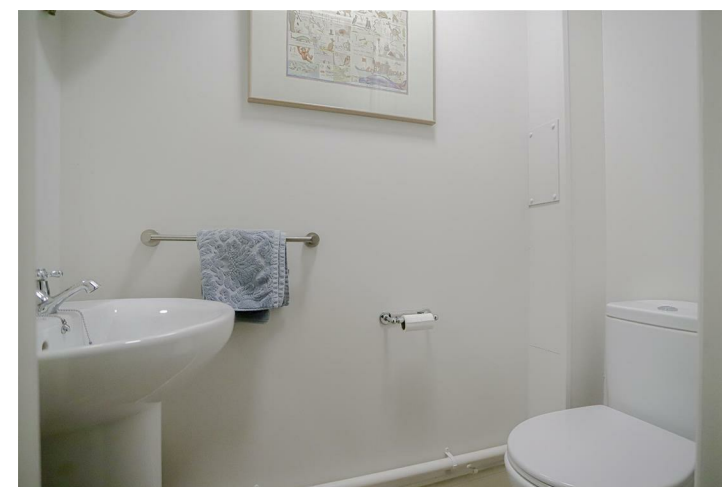
## External

### Wrap-Around

Communal gardens with mature trees, bushes, pathways, stone wall feature and communal parking.

### Agent's Notes

Council Tax Band A



Tel: 01254916276

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)