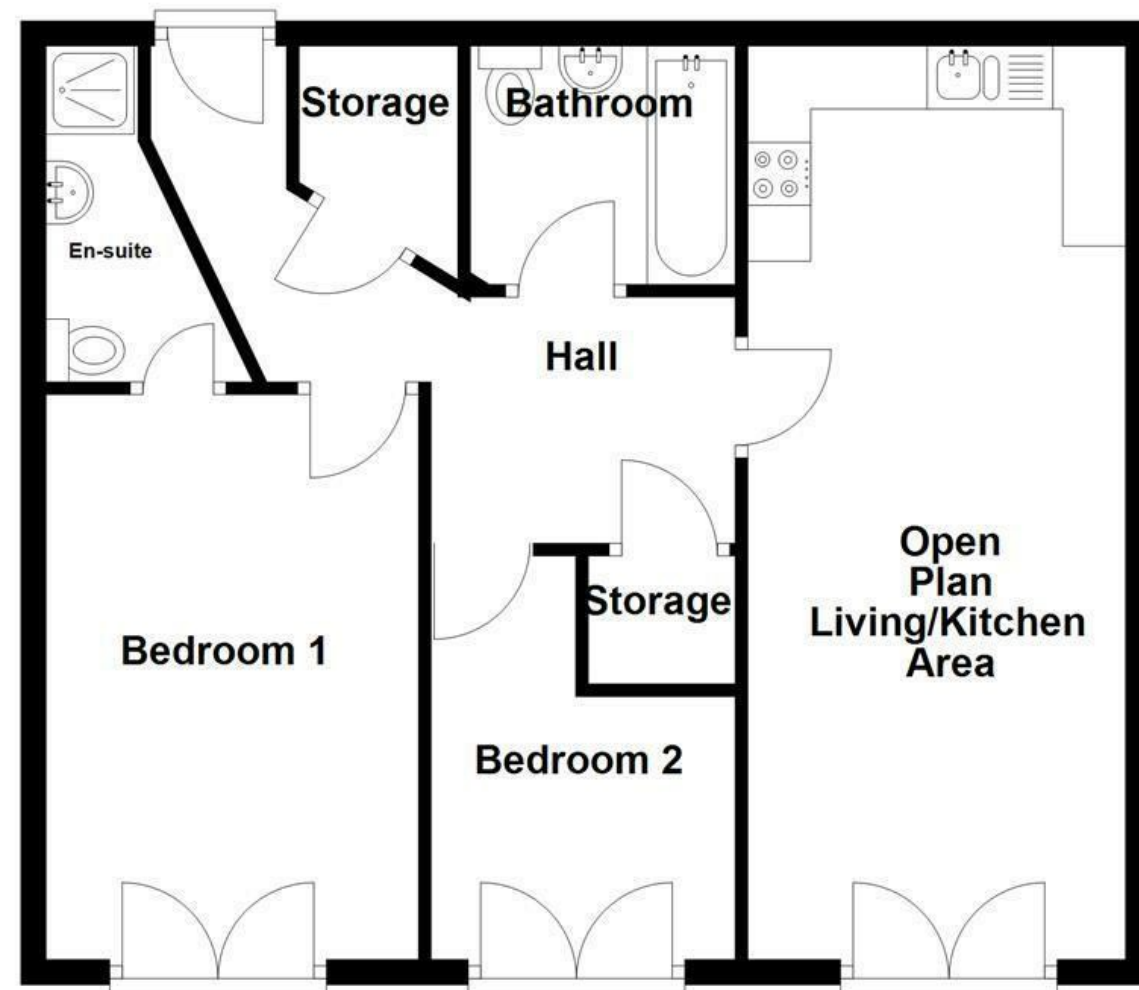


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	84
England & Wales	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.

Wilton Close, Blackburn, BB2 7FF

£99,950

SPACIOUS TWO BEDROOM PENTHOUSE APARTMENT IN THE HEART OF BLACKBURN - NO CHAIN

This property features two spacious bedrooms, providing ample room for relaxation and personal space. The main bedroom boasts an en suite bathroom, ensuring privacy and ease for the occupants. This penthouse apartment also has a large loft space.

The large lounge is a standout feature of this home, designed with an open plan kitchen that creates a welcoming atmosphere for both entertaining and everyday living. This layout allows for a seamless flow between the cooking and social areas, making it perfect for family gatherings or hosting friends.

Residents will appreciate the added benefit of resident-only parking, providing peace of mind and convenience for those with vehicles. The main family bathroom is well-appointed, catering to the needs of the household with functionality and style.

This property is ideal for those seeking a comfortable and modern living space in a friendly neighbourhood with stunning views. A well thought out design and practical features, it presents a wonderful opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this lovely house your new home.

Wilton Close, Blackburn, BB2 7FF

£99,950

2

2

1

C

Tenure Leasehold

Resident Only Off Road Parking

Ideal Home For A Couple

Easy Access To Major Commuter Routes

Council Tax Band B

Two Ample Sized Bedrooms

Sought After Area

EPC Rating C

Open Plan Living/Kitchen Area

Communal Gardens

Entrance

Door to hall.

Hall

4'3 x 10'10 (1.30m x 3.30m)
Smoke alarm, electric heater, two storage cupboards, doors to two bedrooms, bathroom and open plan living/kitchen area.

Bedroom One

15'5 x 9'9 (4.70m x 2.97m)
UPVC double glazed French doors, electric radiator and door to en suite.

En Suite

8'1 x 3'8 (2.46m x 1.12m)
Dual flush WC, pedestal wash basin, enclosed electric feed shower, part tiled elevation extractor fan and lino flooring.

Bedroom Two

13'4 x 7'11 (4.06m x 2.41m)
UPVC double glazed French doors and electric radiator.

Open Plan Living/Kitchen

23'10 x 9'9 (7.26m x 2.97m)
UPVC double glazed French doors, two electric radiators, open to kitchen, wall and base units, granite effect surface, plumbed for washing machine, space for fridge freezer, stainless steel one and a half sink and drainer with mixer tap, oven with four ring electric hob, part tiled elevation, tiled effect lino.

Bathroom

6'11 x 5'3 (2.11m x 1.60m)
Dual flush WC, pedestal wash basin, panel bath with mixer tap, direct feed shower, part tiled elevation, extractor fan, electric towel rail and lino flooring.

External

Resident only parking and communal gardens.

A photograph of an empty room with white walls and a light-colored floor. Two bright orange doors are visible in the background. A single light fixture hangs from the ceiling. The image is watermarked with 'KEENANS Sales & Lettings' in the bottom left corner.

A photograph of a white sign with black lettering that reads 'WILTON COURT'. The sign is mounted on a metal post and is partially obscured by green foliage. The image is watermarked with 'KEENANS Sales & Lettings' in the bottom left corner.

A photograph of an empty room with white walls and a light-colored floor. A bright orange door is on the left. A small, empty wooden frame hangs on the wall. The image is watermarked with 'KEENANS Sales & Lettings' in the bottom left corner.

A photograph of an empty room with white walls and a light-colored floor. A window with white frames is on the right. A radiator is visible on the right wall. The image is watermarked with 'KEENANS Sales & Lettings' in the bottom left corner.

A photograph of a bathroom with white walls and a tiled floor. It features a white pedestal sink, a white toilet, and a white bathtub. A shower head is mounted on the wall. The image is watermarked with 'KEENANS Sales & Lettings' in the bottom left corner.

A photograph of an empty room with white walls and a light-colored floor. A window with white frames is on the left. A radiator is visible on the right wall. The image is watermarked with 'KEENANS Sales & Lettings' in the bottom left corner.

A photograph of a landscape view featuring a road, trees, and a blue sky with white clouds. The image is watermarked with 'KEENANS Sales & Lettings' in the bottom left corner.

A photograph of the exterior of a brick building, likely the property being advertised. The building is surrounded by greenery and a fence. The image is watermarked with 'KEENANS Sales & Lettings' in the bottom left corner.

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