

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		
	76	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Navigation Way, Blackburn, BB1 1EF

£65,000

FIRST FLOOR ONE BEDROOM FLAT WITH CANAL VIEWS

Situated on Navigation Way, Blackburn, this delightful first floor flat offers a perfect blend of comfort and convenience. Boasting a good sized bedroom, a well appointed bathroom, and a welcoming reception room, this property is ideal for a single occupant or a couple seeking to downsize.

One of the standout features of this flat is the lovely balcony that overlooks the tranquil canal, providing a serene spot to unwind and enjoy the picturesque views. The flat is situated in a convenient location, ensuring easy access to a variety of nearby amenities, making daily life both simple and enjoyable.

Residents will also benefit from a communal garden, perfect for those who appreciate a touch of greenery, as well as dedicated parking for added convenience. This property presents an excellent opportunity for anyone looking to embrace a comfortable lifestyle in a vibrant community. Don't miss the chance to make this charming flat your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Navigation Way, Blackburn, BB1 1EF

£65,000

 1  1  1  C

- Tenure Leasehold
- Council Tax Band A
- EPC Rating TBC
- Off Road Parking
- Communal Gardens
- Balcony Overlooking The Nearby Canal
- Generously Sized Bedroom
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

Ground Floor

Entrance

Access through a communal lobby to the first floor entrance door and into inner hall.

Inner Hall

7'7 x 3'7 (2.31m x 1.09m)

Smoke alarm, door to bedroom, reception room, bathroom and airing cupboard.

Bedroom

12'10 x 9'2 (3.91m x 2.79m)

Two UPVC double glazed windows, coving and storage heater.

Bathroom

6'5 x 5'6 (1.96m x 1.68m)

UPVC double glazed frosted window, low flush WC, pedestal wash basin, panel bath, overhead electric feed shower and part tiled elevation.

Reception Room

15'2 x 12'4 (4.62m x 3.76m)

UPVC double glazed window, two storage heaters, coving, television point, UPVC double glazed sliding door to balcony and door to kitchen.

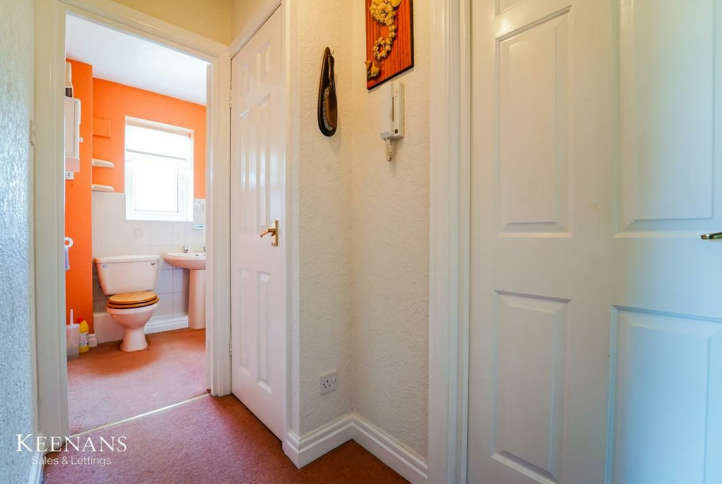
Kitchen

9'7 x 6'8 (2.92m x 2.03m)

UPVC double glazed window, wall and base units, laminate work top, oven with a four ring electric hob, tiled splash back, extractor hood, composite sink and drainer with mixer tap, plumbed for washing machine and space for fridge freezer.

External

Communal maintained gardens and resident parking.



Tel: 01254916276

www.keenans-estateagents.co.uk