



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		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Eanam Wharf, Blackburn, BB1 5BY

£650

A BRAND NEW GROUND FLOOR ONE BEDROOM APARTMENT WITH OUTDOOR SPACE

Keenans proudly welcome to the rental market this new modern ground floor apartment located at The Stables Eanam Wharf, part of the old Thwaites brewery. This delightful property boasts one well proportioned bedroom, making it an ideal choice for couples or individuals seeking a comfortable living space. The inviting kitchen and reception room offer a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The apartment features neutral decor and modern appliances throughout, ensuring a stylish and functional environment. The well-appointed shower room adds to the convenience of the home, providing a serene space for your daily routines. It also boasts an enclosed rear yard with storage and off road parking.

Situated in close proximity to local amenities, residents will enjoy easy access to shops and essential services, enhancing the overall appeal of this lovely property. The Stables presents an excellent opportunity to enjoy modern living in a vibrant community.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Eanam Wharf, Blackburn, BB1 5BY

£650



- Brand New Modern Apartment
- Utility Area
- Available Immediately
- Outdoor Storage
- Off Road Parking
- Excellent Transport Links
- Council Tax Band A
- Enclosed Rear Yard
- Close Proximity To Local Amenities
- EPC Rating E

Entrance

Composite door into hallway.

Hallway

15'0 x 2'6 (4.57m x 0.76m)

Doors to reception room, bedroom, kitchen and wood effect laminate flooring

Reception Room

13'0 x 12'0 (3.96m x 3.66m)

UPVC double glazed window, wall heater and wood effect laminate flooring.

Bedroom

UPVC double glazed window, wall heater and wood effect laminate flooring.

Kitchen

11'8 x 10'3 (3.56m x 3.12m)

Two UPVC double glazed window, wall heater, a range of wall and base units, laminate work tops, stainless steel sink and drainer with Briwellna instant hot water tap, electric oven, four ring electric hob, extractor hood over, space for additional appliance, wood effect laminate flooring and stairs to utility area.

Utility Area

3'8 x 2'5 (1.12m x 0.74m)

Plumbing for washing machine, door to shower room and UPVC door to rear yard.

Shower Room

9'10 x 5'6 (3.00m x 1.68m)

Shower cubicle with electric feed shower, vanity wash basin with mixer tap, dual flush WC, extractor fan, panelled elevations and vinyl flooring.

External

Rear

Stone flagged yard with storage shed, gate to shared access and parking for one car.



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