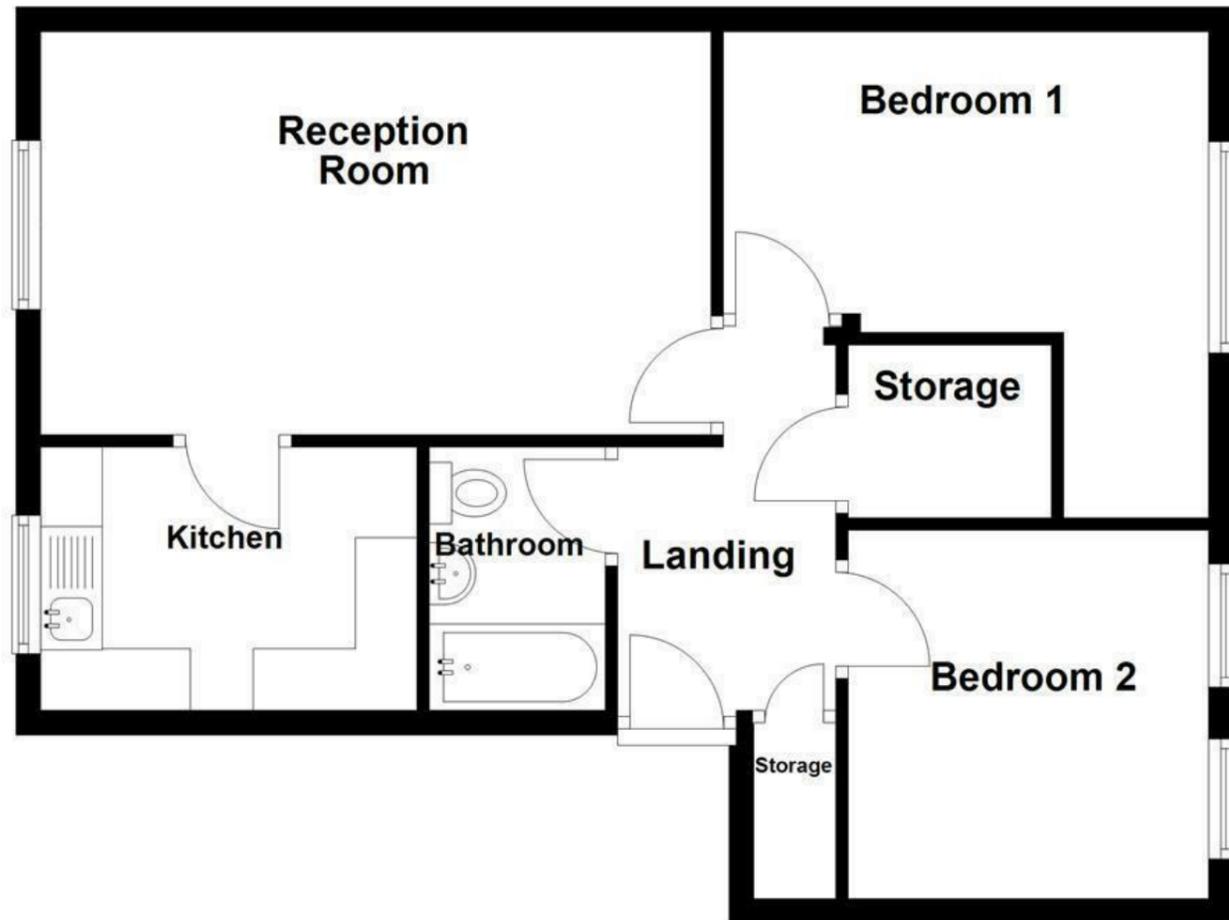


Ground Floor



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		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

## Springbank Terrace, Blackburn, BB2 4BH

£595

TWO BEDROOM APARTMENT

This well presented second floor apartment in this quiet but convenient location close to Ewood is being welcomed to the rental market. The accommodation has the benefit of a spacious lounge, fitted kitchen, two double bedrooms and a three-piece bathroom with shower. Brand new Electric heating, water cylinder and PVC double glazed windows. It is in close proximity to lots of local amenities and very good transport and commuter links.

The property is surrounded by well kept communal gardens and parking for residents is present.

To book a viewing or for further information please contact our Lettings team at your earliest convenience.

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

# Springbank Terrace, Blackburn, BB2 4BH

£595



- Two Double Bedrooms
- Second Floor Apartment
- Council Tax Band A
- Available Immediately
- Residents Parking
- Tenure Leasehold
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- Well Maintained Communal Gardens
- Close Proximity To Local Amenities And Easy Access To Major Commuter Routes
- Viewing Essential

## Main Entrance

Communal entrance and stairs to all floors.

## Hallway

8'6 x 5'8 (2.59m x 1.73m)

Hardwood front door, storage heater, smoke alarm, loft access, laminate flooring, doors to storage, storage with water heater, and doors leading to bedrooms, bathroom and reception room

## Reception Room

18'5 x 12'3 (5.61m x 3.73m)

UPVC double glazed window, storage heater, TV point and wood effect laminate flooring.

## Kitchen

10'0 x 7'10 (3.05m x 2.39m)

UPVC double glazed window, a range of wall and base units with marble effect work top, stainless steel sink with draining board and mixer tap, tiled splash backs, space for free standing, plumbing for washing machine, space for fridge freezer and tiled effect laminate flooring.

## Bedroom One

12'11 x 12'10 (3.94m x 3.91m)

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

## Bedroom Two

11'8 x 6'3 (3.56m x 1.91m)

Two UPVC double glazed windows, storage heater and wood effect laminate flooring.

## Bathroom

7'0 x 6'3 (2.13m x 1.91m)

Panelled bath with electric feed shower and rinse head, pedestal wash basin, low flush WC, part tiled elevation, extractor fan and wood effect laminate flooring.

## External

Residents parking and communal gardens.



Tel: 01282507250

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