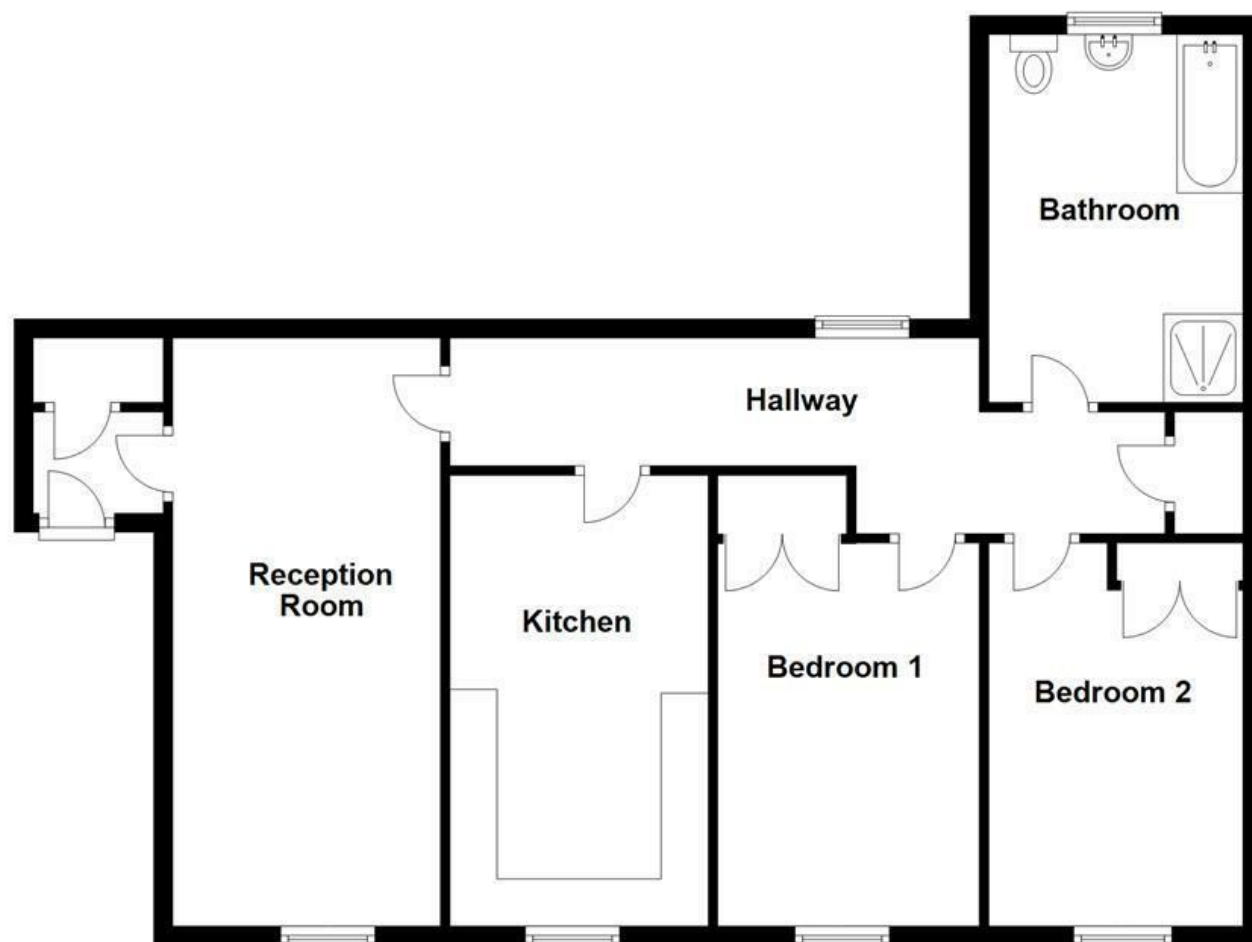


## First Floor

Approx. 82.2 sq. metres (884.8 sq. feet)



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		76	79
(69-80) C			
(55-68) D			
(39-54) E			
(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.

## Watling Gate, Brockhall Village, BB6 8BN

### £155,000

A DECEPTIVELY SPACIOUS FIRST FLOOR APARTMENT IN THE DESIRABLE BROCKHALL VILLAGE

Nestled within the highly sought after, gated development of Brockhall Village, this spacious two bedroom, first floor apartment is being welcomed to the property market. Perfectly suited for a professional couple looking for easy access to major commuter routes towards Blackburn, Preston and Clitheroe, the property is neutrally finished throughout and is well located for the range of facilities on offer within Brockhall Village including a convenience store, coffee shop and gym.

The property comprises briefly, to the ground floor: entrance through the secure communal entrance to the communal hall with stairs leading to the first floor entrance door. The entrance door leads through the vestibule which has doors leading to a storage cupboard and the spacious reception room. The reception room leads to the hallway which provides access to the loft via a drop down ladder, and has doors leading to two well-proportioned bedrooms, a four piece bathroom suite, and a neutrally finished kitchen/diner. Externally the property offers communally maintained gardens, single garage to rear and parking.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Watling Gate, Brockhall Village, BB6 8BN

£155,000



- First Floor Apartment
- Spacious Reception Room
- Residents' Parking
- EPC Rating: C
- Two Bedrooms
- Four Piece Bathroom
- Leasehold
- Fitted Kitchen
- Communal Gardens
- Council Tax Band C

## First Floor

### Entrance Vestibule

4'6 x 3'6 (1.37m x 1.07m)

Entrance door, storage room and door to the reception room.

### Reception Room

20'5 x 9'4 (6.22m x 2.84m)

Wood framed double glazed window, two central heating radiators, ornate architraves, cornice coving, two ceiling roses, television point and doorway to the hallway.

### Hallway

UPVC double glazed window, central heating radiator, coving, smoke alarm, loft access with fitted ladder, fitted linen closet and doors to two bedrooms, bathroom and kitchen.

### Kitchen

15'8 x 9' (4.78m x 2.74m)

Wood framed double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces and tiled splashbacks, composite sink with drainer and mixer tap, electric oven with four ring hob, extractor hood, integrated fridge freezer, plumbing for washing machine, vinyl flooring, coving and spotlights.

### Bedroom One

13'5 x 9'1 (4.09m x 2.77m)

Wood framed double glazed window, central heating radiator, television point, fitted wardrobe and coving.

### Bedroom Two

13'5 x 8'8 (4.09m x 2.64m)

Wood framed double glazed window, central heating radiator, television point, fitted wardrobe and coving.

### Bathroom

12'8 x 8'6 (3.86m x 2.59m)

UPVC double glazed window, central heating radiator, low basin WC, pedestal wash basin, panelled bath with direct feed shower overhead, direct feed shower unit, fitted linen closet housing the boiler, coving and vinyl flooring.

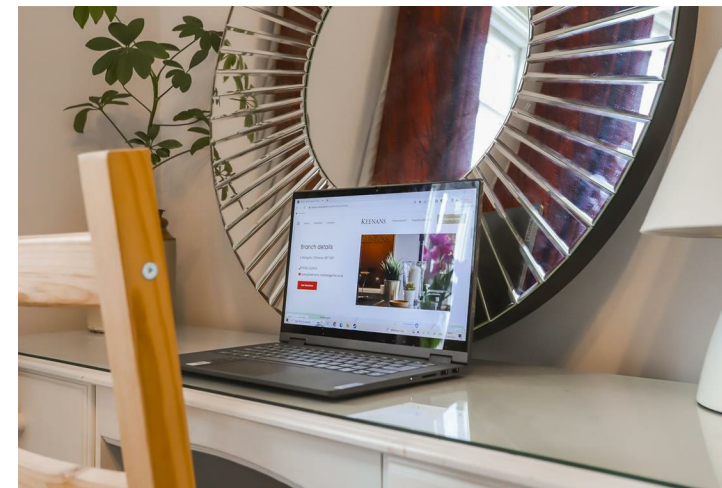
### Loft

26' x 9' (7.92m x 2.74m)

Fully boarded and currently used as an office. Velux window and eaves storage.

### External

Communal gardens and parking.



Tel: 01200422824

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