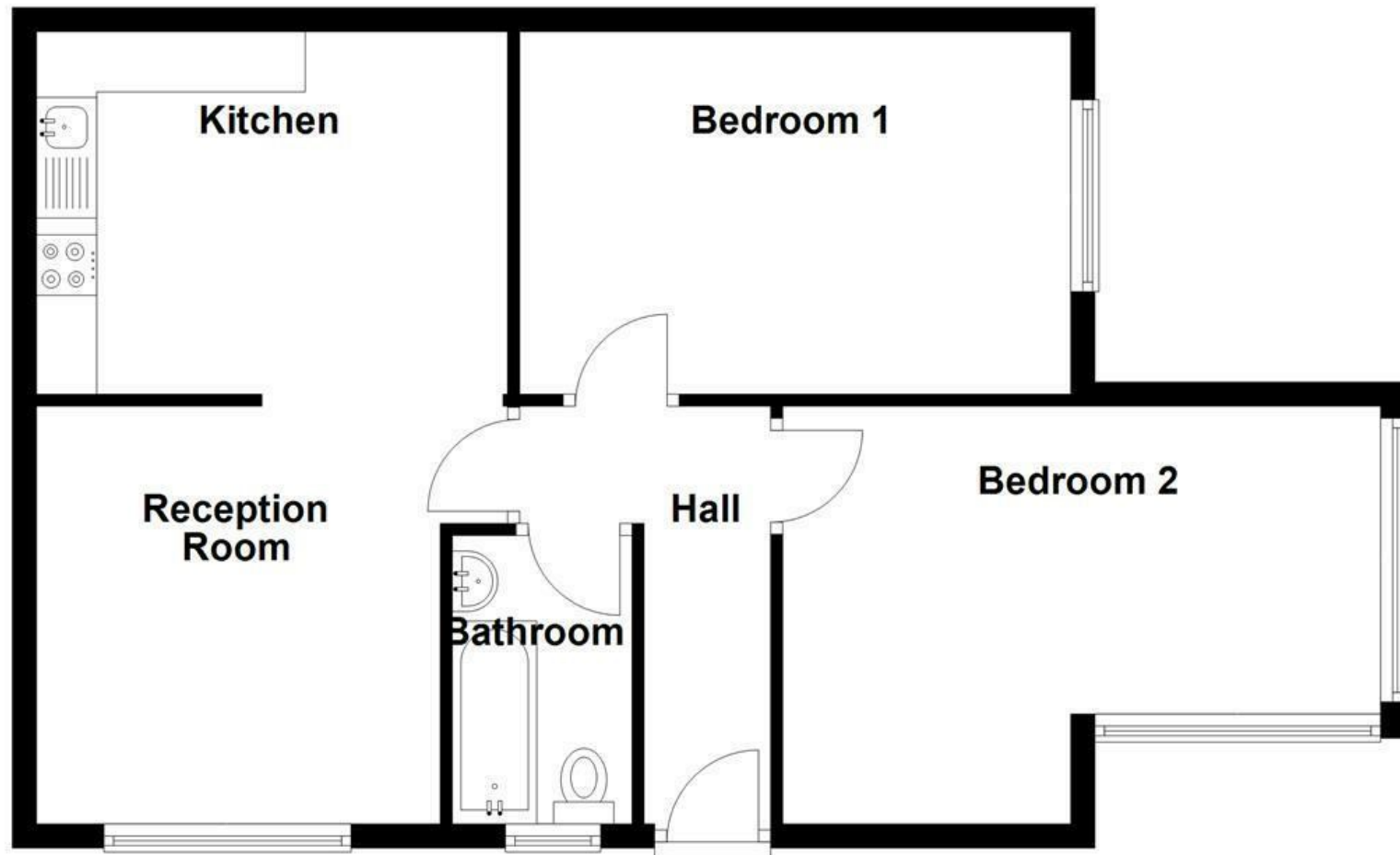


## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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.

## Bryers Croft, Wilpshire, BB1 9JE

### £175,000

#### CONVENIENTLY LOCATED TWO BEDROOM GROUND FLOOR FLAT

Welcome to this charming two-bedroom ground floor flat located in the desirable area of Bryers Croft, Wilpshire, Blackburn. This property offers a perfect blend of comfort and convenience, making it an ideal choice for a single occupant or a couple seeking the ease of single-storey living.

As you enter, you will be greeted by a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The contemporary kitchen is well-equipped and designed to meet modern needs, ensuring that cooking and dining experiences are both enjoyable and efficient.

The flat features two well-proportioned bedrooms, providing ample space for rest and personalisation. The layout is thoughtfully designed to maximise space and light, creating a welcoming environment throughout.

Situated in a popular location, this property boasts excellent access to major commuter routes along the A59 and M65, making it an ideal base for those who travel for work or leisure. The surrounding area offers a variety of local amenities, ensuring that all your daily needs are within easy reach.

In summary, this delightful flat presents a wonderful opportunity for those seeking a comfortable and convenient home in a sought-after location. Do not miss the chance to make this lovely property your own.

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# Bryers Croft, Wilpshire, BB1 9JE

## £175,000

 2  1  1  C

- Tenure Freehold
  - Off Road Parking
  - Sought After Location
  - Easy Access To Major Commuter Routes
- Council Tax Band B
  - Ideal Home For A Couple Or Single Occupancy
  - Two Well Proportioned Bedrooms
- EPC Rating C
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Ample Indoor Space

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

Central heating radiator, wood effect flooring, doors to two bedrooms, reception room and bathroom.

#### Bedroom One

15' x 9'10 (4.57m x 3.00m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

16'3 x 11'5 (4.95m x 3.48m)

UPVC double glazed windows, partial poly carbonate roof, central heating radiator and wood effect flooring.

#### Bathroom

7'10 x 4'10 (2.39m x 1.47m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with overhead electric feed shower and part tiled elevation.

#### Reception Room

12'11 x 11'4 (3.94m x 3.45m)

UPVC double glazed window, central heating radiator, television point, electric fire and open to kitchen.

#### Kitchen

12'10 x 9'10 (3.91m x 3.00m)

Central heating radiator, panel wall and base units, laminate work top, oven, four ring gas hob, tiled splash back, extractor hood, ceramic sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, enclosed boiler and wood effect flooring.

#### External

Drive for off road parking for one vehicle, bedding areas and patio.



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