

8 BADEN COURT
BROWNHILL ROAD
BLACKBURN
BB1 9QY



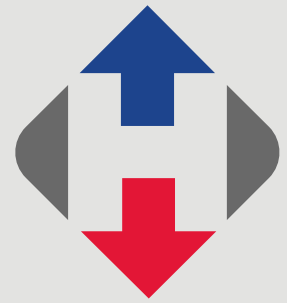
£110,000 – No Chain



- Modern 2nd floor duplex apartment
- Open-plan lounge and dining area
- Fitted kitchen with appliances
- Lift access to 2nd floor
- Master bedroom on mezzanine floor
- Parking for 1 car
- Modern 3-piece bathroom
- 54 m² (586 sq ft) approx.

honeywell.co.uk

A modern second floor duplex apartment situated within this purpose built building which offers great transport links with easy access to the road network and the train station with a direct link to Manchester Victoria.



This attractive apartment offers a stunning open-plan living area with wood floor and a staircase leading to the mezzanine double bedroom with fitted wardrobes. Situated off the main living area is the fitted kitchen with a range of integrated appliances and a modern 3-piece bathroom with shower over the bath. Externally there is parking for 1 car. Viewing is essential.

LOCATION: Driving along the A666 from Clitheroe towards Blackburn, turn left at the traffic lights next to the Co-op supermarket in Wilpshire then turn first right on to Brownhill Road. Baden Court is on the left hand side immediately after the row of semi-detached houses.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: Wood effect laminate floor, wall-mounted shoe cabinet, intercom and coat hooks with shelf over. Entrance door leading to;

LOUNGE/DINING ROOM: 4.8m x 5.8m (15'7" x 18'11"); continuation of engineered wood flooring, two uPVC double glazed opening windows with fitted blinds, understairs shelving, TV aerial point, telephone socket, two radiators and stair to mezzanine bedroom.

KITCHEN: 1.6m x 2.9m (5'1" x 9'5"); range of wall and base units with laminate work surfaces with stainless steel sink and drainer unit. 4-ring

gas hob with extractor over, electric oven, integrated fridge freezer, washing machine, gas fired boiler and opening uPVC double glazed window.

BATHROOM: Housing three-piece suite comprising low level w.c., matching pedestal wash-hand basin and matching panelled bath with shower over. Chrome towel radiator and double glazed Velux window

BEDROOM ONE: 2.9m x 3.2m (9'5" x 10'4"); engineered wood flooring, double glazed Velux window, radiator, built-in white gloss triple wardrobe and shelving unit.





HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

ADDITIONAL INFORMATION: The apartment has a monthly service charge of £100.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.



For identification purposes only - Not to scale
Plan produced using PlanUp.

8 Baden Court, Brownhill Road, Blackburn



*8 Baden Court, Brownhill Road BB1 9QY
CD/CJ/120422*

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.