



## Park Lodge, Beardwood, Blackburn

**“Offers Over” £110,000**

A very impressive second floor apartment in this exclusive development at Beardwood, close to the private hospital and the sought after Tauheedul and Westholme Schools. It is situated on the fringe of town providing convenient access the regions major road network. The refurbished accommodation comprises of open-plan living room with large picture windows and includes dining and fully fitted kitchen areas. There are 2 bedrooms (one with en-suite four-piece bathroom) and also a second three-piece shower room. The block enjoys video door entry and has secure underground parking. Viewing is highly recommended.



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## ENRANCE HALL

Storage cupboard, cylinder cupboard, electric storage heater

## OPEN PLAN LOUNGE AND KITCHEN

### LOUNGE

19' x 9' 8" (5.79m x 2.95m) PVC double-glazed picture window, electric storage heater, open through to;

### FULLY FITTED KITCHEN

10' x 7' 6" (3.05m x 2.29m) Fitted wall and floor units including drawers, stainless steel single drainer sink unit, hob, built in double oven, extractor, dishwasher, microwave, spotlighting

### BEDROOM 1

14' 5" x 8' 8" (4.39m x 2.64m) PVC double-glazed window, panel heater

### EN SUITE BATHROOM

Panelled bath with shower attachment, walk in shower, wash hand basin, low level WC, tiled walls and floor

### BEDROOM 2

12' 4" x 8' 2" (3.76m x 2.49m) PVC double-glazed window, panel heater

### THREE-PIECE SHOWER ROOM

Walk in shower, wash hand basin, low level WC, panel wall heater, spotlighting, tiled walls and floor

### PARKING

Secure underground parking and visitor parking

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		