



## 11 Clippers Quay, Merchants Landing, Blackburn

**£85,000**

Fully modernised two bedrooomed first floor apartment situated in this popular residential location close to all excellent local amenities and within easy reach of Blackburn Town Centre and Royal Blackburn Hospital. The accommodation briefly comprises of entrance hallway, L shaped lounge with dining area which is open to the kitchen, two bedrooms and a three-piece bathroom. There is also a decked out veranda area. Off road parking is also provided. Internal inspection is highly recommended to fully appreciate this lovely apartment.

### TENURE

We are advised by the vendor that the property is Leasehold. Any prospective purchaser should seek clarification from their solicitor.



# 11 Clippers Quay, Merchants Landing, Blackburn

## ACCOMMODATION

### ENTRANCE HALLWAY

Electric heater



### L SHAPED LOUNGE

19' 0" x 13' 4" (5.79m x 4.06m) 3 x double glazed windows, 2 x electric heaters, new carpets, new decor, completely refurbished

### KITCHEN

7' 11" x 6' 0" (2.41m x 1.83m) Wall & base units with built in oven, extractor, stainless steel single drainer sink unit with mixer tap, plumbed for washer

### BEDROOM ONE

10' 5" x 8' 9" (3.18m x 2.67m) PVC double glazed window, electric heater



### BEDROOM TWO

9' 6" x 6' 8" (2.9m x 2.03m) Double glazed window, electric heater



### THREE-PIECE BATHROOM

Low level WC, wash basin in vanity, shower, laminated walls, wall heater

### OUTSIDE

Allocated parking, communal garden



### 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.



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Leasehold  
Band  
68d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## 11 Clippers Quay, Merchants Landing, Blackburn



---

 Proctors Blackburn

2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. [blackburn@proctorsestateagents.co.uk](mailto:blackburn@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

# 11 Clippers Quay, Merchants Landing, Blackburn



Proctors Blackburn

2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. [blackburn@proctorstateagents.co.uk](mailto:blackburn@proctorstateagents.co.uk)

Web. [proctorstateagents.co.uk](http://proctorstateagents.co.uk)

