



**16 Woodlands Corner, Lilford Road, Blackburn, BB1 8BF**

**£695**



# 16 Woodlands Corner, Lilford Road, Blackburn BB1 8BF

This spacious top-floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 689 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious living environment.

Upon entering, you are welcomed into a bright and airy reception room, which serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests. The apartment boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease.

One of the standout features of this property is its gated access, providing an added layer of security and peace of mind. The top-floor location not only offers privacy but also allows for lovely views of the surrounding area, enhancing the overall living experience.

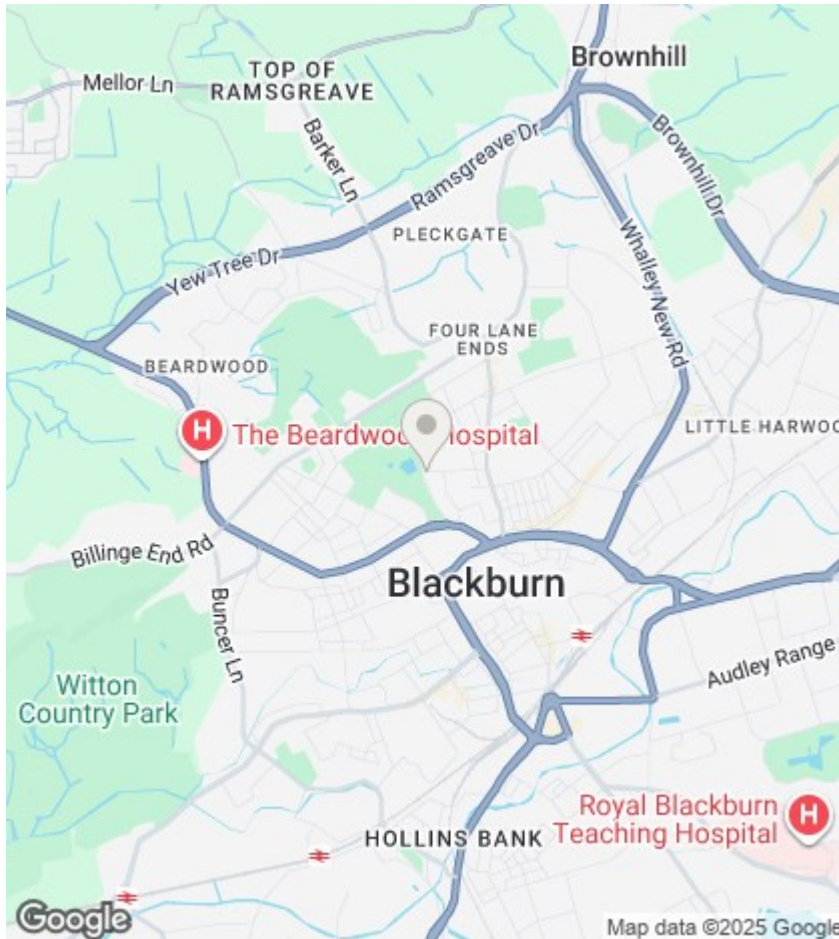
With its prime location in Blackburn, residents will enjoy easy access to local amenities, including shops, schools, and parks, making it a convenient choice for everyday living. This property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the chance to make this charming apartment your own.



Council Tax Band: A







## Directions

## Viewings

Viewings by arrangement only. Call 01254 449034 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

