



Bank Hey View, Blackburn

*** IMMACULATE THREE BEDROOM DETACHED FAMILY HOME ***

Nestled within a row of eleven houses in a semi-rural location, this beautifully presented three-bedroom detached house is a dream come true for families seeking a peaceful abode. Built in 2007, this charming property boasts a large lounge, an open plan kitchen and diner - perfect for hosting gatherings and creating lasting memories. With a downstairs WC, an en-suite in the master bedroom, and a family bathroom suite, convenience meets comfort in this delightful home. The large rear garden offers ample space for outdoor activities and relaxation, while the garage provides secure parking or extra storage.

Offering scenic views to the rear and privacy to the front with a woodland setting, you can wake up to the beauty of the nature right at your doorstep. Amenities such as convenience stores, supermarkets, cafes, and beauty salons are within close reach. Bus routes provide easy transport links to Blackburn Bus Station, offering connections to Accrington, Bolton, Preston, and beyond!

Don't miss the opportunity to make this house your home and experience the best of both worlds - a peaceful retreat with easy access to modern amenities.

Contact our sales team to arrange a viewing on this property!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT 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.

- Detached Family Home
- Three Bedrooms With En-Suite To Master
- Desirable Cul De Sac Position
- Picturesque Countryside Views
- Open Plan Kitchen & Diner
- Front & Rear Gardens
- Garage & Driveway
- Council Tax Band C
- Leasehold - £100.00 per annum

Offers in the region of £250,000

Bank Hey View, Blackburn

Ground Floor

Entrance Hall

6'1" x 3'8" (1.86m x 1.13m)

UPVC partially double glazed front door to entrance hall, ceiling light fitting, central heating radiator, coving to ceiling, alarm system, doors to the lounge and kitchen/diner, stairs to the first floor, laminate flooring.

Lounge

15'5" x 11'4" (4.72m x 3.47m)

UPVC double glazed bay window, uPVC double glazed window, ceiling light fitting with ceiling rose, central heating radiator, coving to ceiling, feature gas fireplace, television point, laminate flooring.

Kitchen/ Diner

15'5" x 12'8" (4.72m x 3.87m)

UPVC double glazed window, uPVC double glazed tilt and slide patio door to rear garden, a range of wood effect wall and base units with contrasting worktops, part tiled splashbacks, inset one and a half sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, plumbing for washing machine, space for freestanding fridge freezer, space for dining set, ceiling spotlights, central heating radiator, door to WC, laminate flooring.

WC

4'0" x 2'5" (1.23m x 0.75m)

A two piece WC comprising of: a low level, close coupled WC, wash basin, part tiled elevations, ceiling light fitting, carpeted flooring.

First Floor

Landing

9'8" x 5'11" (2.97m x 1.81m)

Ceiling light fitting, coving to ceiling, smoke alarm, loft access via hatch, doors to three bedrooms and a family bathroom suite, additional door to over stair storage, carpeted flooring.

Master Bedroom

15'6" x 11'6" (4.73m x 3.52m)

Two uPVC double glazed windows, ceiling light fitting, central heating radiator, door to en-suite, carpeted flooring.

En-Suite

5'1" x 4'4" (1.56m x 1.34m)

UPVC double glazed frosted window, a three piece shower room comprising of: a close coupled, dual flush WC, full pedestal wash basin, corner enclosed electric feed shower cubicle, part tiled elevations, ceiling light fitting, central heating radiator, lino flooring.



Bedroom Two

9'4" x 8'0" (2.87m x 2.44m)

UPVC double glazed window, ceiling light fitting, central heating radiator, picturesque views of surrounding landscape, carpeted flooring.

Bedroom Three

9'4" x 6'10" (2.87m x 2.10m)

UPVC double glazed window, ceiling light fitting, central heating radiator, picturesque views of surrounding landscape, carpeted flooring.

Bathroom

5'11" x 5'1" (1.81m x 1.56m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled, dual flush WC, full pedestal wash basin, panel bath with electric feed shower, part tiled elevations, ceiling light fitting, central heating radiator, vinyl flooring.

External

Front

Laid to lawn garden, driveway for two vehicles, access to garage via up and over door.

Rear

Large and enclosed laid to lawn garden, door leading to garage.

Garage

15'10" x 8'10" (4.85m x 2.71m)

Single, attached garage with up and over door to the front and side door to the rear, electrics and lighting, units and worktops, CCTV housed in garage (not in use, requires new monitor).

Agents Notes

Tenure: Leasehold - ground rent: £100 per annum

Council Tax Band: C - Blackburn with Darwen

Property Type: Detached

Property Construction: Built in 2007, brick with slate roof

Water Supply: Mains - United Utilities

Electricity Supply: Mains - British Gas

Gas Supply: Mains - British Gas

Sewerage: Mains - United Utilities

Heating: Gas central heating

Broadband: Sky - Fibre

Mobile Signal: EXcellent - 5G

Parking: Driveway and garage

Building Safety: No issues

Rights & Restrictions: None

Flood & Erosion Risks: None

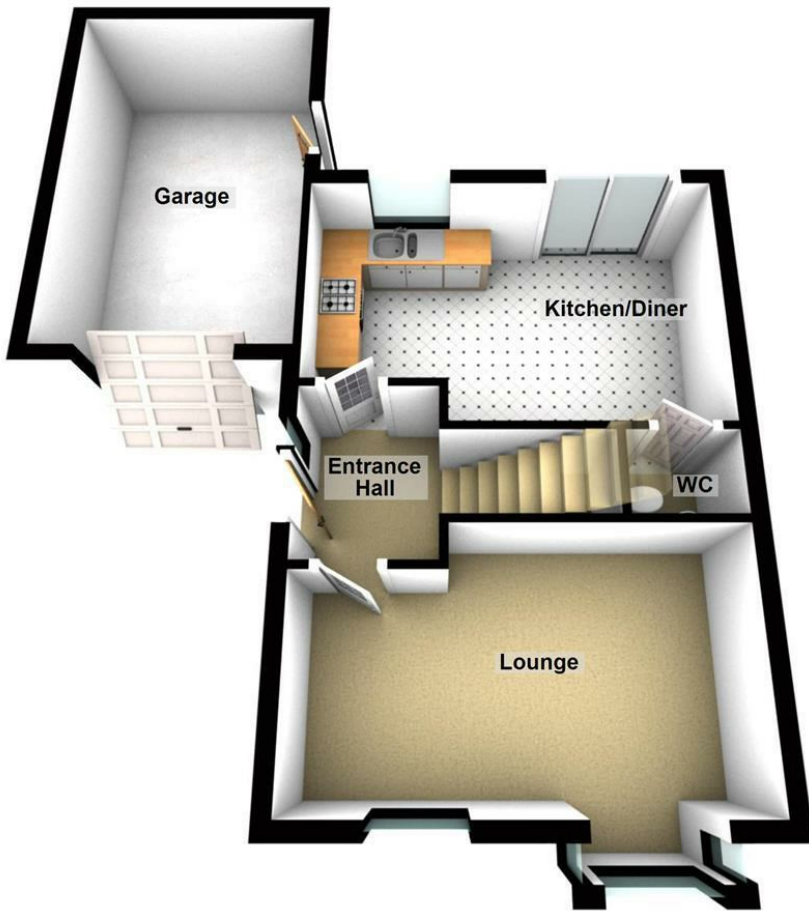
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: None

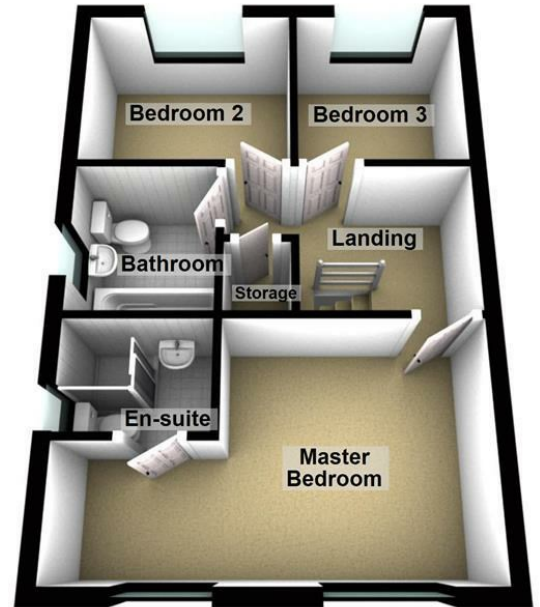
Coalfield & Mining Area: None



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC