

curtis law

ESTATE AGENTS



Bank Lane, Blackburn

*** FANTASTIC TWO BEDROOM SEMI- DETACHED HOME - NO CHAIN DELAY! ***

Tucked away in a peaceful private cul-de-sac, this delightful two-bedroom semi-detached home presents an ideal opportunity for first-time buyers or those looking to downsize. Offering a well-designed and spacious layout, the property includes a cosy living room, a generous open-plan kitchen and dining area, and a bright conservatory. Upstairs, there are two good-sized bedrooms and a three-piece shower room. Outside, you'll enjoy a driveway providing off-road parking, a spacious garage with a workshop, and a beautifully paved rear garden. While in need of modernisation, this charming residence offers a wealth of potential and fantastic features, making it the perfect opportunity for those looking to create their perfect home. With the chance to personalise and add your own touch, this property is a must-see and is sure to sell quickly!

This property is ideally located, offering easy access to a wide range of local amenities such as shops, supermarkets, convenience stores, cafes, and outstanding schools. Commuters will benefit from excellent transport connections, with reliable bus routes providing quick links to Blackburn Town Centre, Langho, and Clitheroe.

Contact our sales team today to arrange a viewing - this home won't be around long!

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.

- Semi- Detached Home
- Perfect First Home
- Located In Private Cul- De- Sac
- Two Good Sized Bedrooms
- Driveway & Garage With Workshop
- Council Tax Band B
- No Chain Delay
- Beautiful Paved Rear Garden
- Leasehold

Offers over £150,000

Bank Lane, Blackburn

Ground Floor

Porch

5'5" x 3'0" (1.66m x 0.92m)

UPVC wood effect double glazed windows surround, uPVC double glazed door to porch, hardwood single glazed frosted door to entrance hall, wall light fitting, tiled flooring.

Entrance Hall

3'3" x 3'0" (1.01m x 0.93m)

Central heating radiator, alarm system, door to lounge, stairs to first floor, carpeted flooring.

Lounge

13'5" x 10'11" (4.10m x 3.33m)

UPVC double glazed box bay window, ceiling light fitting, central heating radiator, picture rail, feature gas fireplace with wood surround, television point, hardwood single glazed frosted double doors to kitchen/ dining area, carpeted flooring.

Kitchen/ Diner

19'9" x 7'7" (6.04m x 2.32m)

Two uPVC double glazed windows, hardwood single glazed double doors to conservatory, an open plan kitchen and dining area comprising of: a range of laminate base units with laminate wood effect worktops, full tiled splashbacks, inset stainless steel sink and drainer, freestanding electric double oven with four ring hob, space for fridge freezer, plumbing for washing machine, space for dining set, two ceiling light fittings, central heating radiator, dado rail, door to airing cupboard housing boiler and gas meter, part tiled and carpeted flooring.

Conservatory

6'7" x 6'5" (2.01m x 1.97m)

UPVC double glazed windows surround, uPVC double glazed door to rear garden, light fitting, central heating radiator, vinyl flooring.

First Floor

Landing

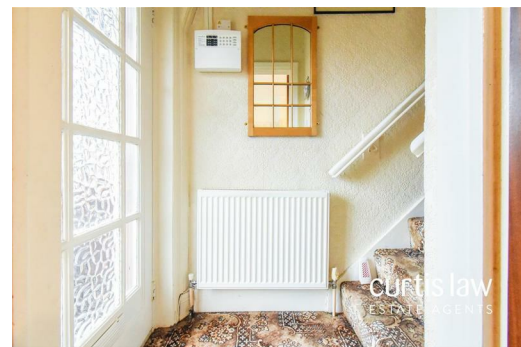
6'0" x 3'10" (1.83m x 1.19m)

UPVC double glazed window, ceiling light fitting, loft hatch, doors to two good sized bedrooms, a three piece shower room, carpeted flooring.

Bedroom One

12'7" x 11'8" (3.86m x 3.56m)

UPVC double glazed box bay window, ceiling light fitting, central heating radiator, mirrored double doors to built-in wardrobes, carpeted flooring.



Bedroom Two

9'10" x 8'1" (3.02m x 2.47m)

UPVC double glazed window, ceiling light fitting, central heating radiator, double doors to built-in wardrobes, carpeted flooring.

Shower Room

5'11" x 5'2" (1.81m x 1.59m)

UPVC double glazed frosted window, a three piece shower room comprising of: a high-tank pull-chain WC, wall mounted wash basin with traditional taps, corner enclosed electric feed shower cubicle, ceiling light fitting, central heating radiator, part tiled elevations and PVC marble effect wall paneling, tiled flooring.

External

Front

Driveway with double gates, small bedding area, mature hedging.

Rear

Large and enclosed paved garden with bedding areas, mature shrubbery, storage sheds, greenhouse, door accessing garage.

Garage

20'1" x 7'11" (6.13m x 2.42m)

Access from the rear garden via door, lighting and electrics, extended to connect to property with a workshop area (2.14mx1.48m) and storage cupboard.

Agents Notes

Tenure: Leasehold - 999 years from 1st Nov 1937 to 1st Nov 2927 (902 years left)

Council Tax Band: B - Blackburn with Darwen

Property Type: Semi- detached

Property Construction: Brick

Water Supply: Mains - on a water meter

Electricity Supply: Mains - EDF

Gas Supply: Mains - EDF

Sewerage: Mains

Heating: Gas central heating

Broadband/ Internet Speed: None, BT phone line

Mobile Signal: Good

Building Safety: Unknown

Restrictions: Unknown

Rights & Easements: Unknown

Flood & Erosion Risks: None that seller is aware of

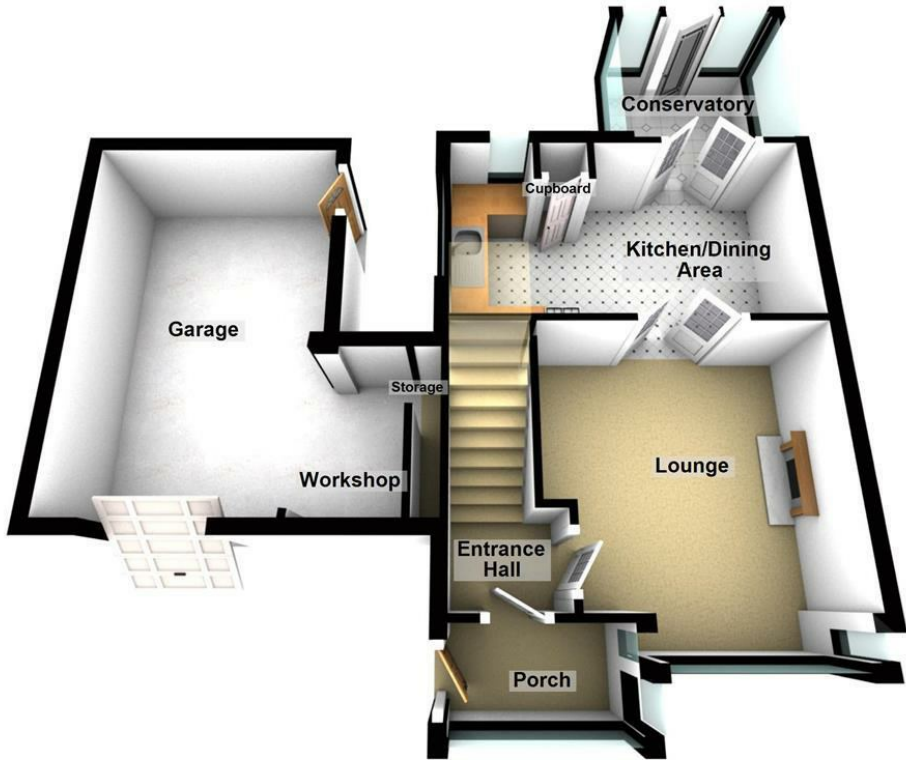
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

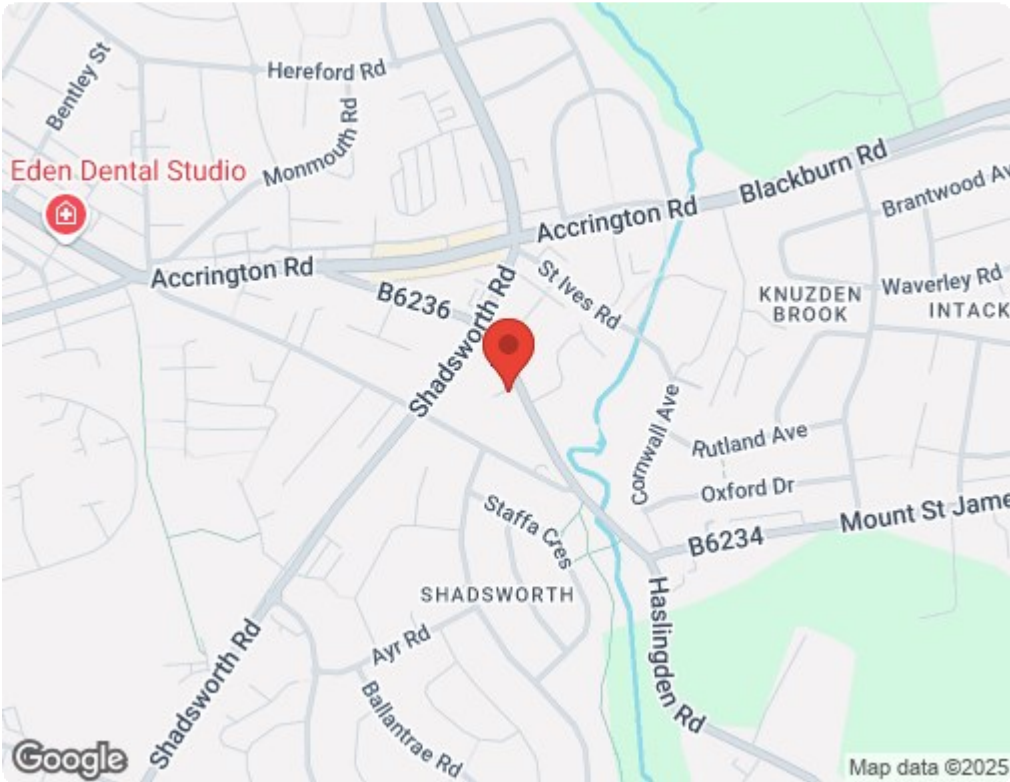
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		