



91 Bank Hey Lane North, Blackburn

£220,000 Freehold

Council Tax band: C

Tenure: Freehold



THREE BEDROOM, SEMI DETACHED PROPERTY ON ENVIABLE PLOT ON BANK HEY LANE NORTH Situated in a superb position in Brownhill stands this well-appointed home. Boasting both driveway parking to the front and spacious garden to the rear, this property offers an exciting opportunity to own this perfect family home.

Upon entering, you are greeted by a welcoming hallway with stairs leading to the first floor. The lounge is a delightful space with its large bay window, inviting natural light in. A wall established gas fire adds to the cosy ambiance and allows the perfect space for the family to relax. A second reception room, also featuring a gas fire, provides versatility with plentiful space for a dining table and overlooks the garden. The kitchen presents ample storage in the form of base and eye level units, complemented by contrasting work surfaces. Completing the ground floor is the conveniently located w/c.

Ascending to the first floor, you'll find a master bedroom with fitted units allowing the floorspace to be utilised perfectly. Bedroom two provides another well sized double bedroom and bedroom three is a comfortable single. Completing the internal layout is a three-piece bathroom with separate bath and shower enclosure and a separate WC. This property ensures comfort year-round, benefiting from uPVC double glazed throughout and gas central heating.

Conveniently situated within walking distance to a plethora of amenities in Brownhill, including convenience stores, bakeries, and beauty salons, residents also enjoy easy access to Blackburn, Whalley, and Clitheroe via the nearby bus route. Outside, the property features driveway parking to the front, along with a well-kept laid to lawn garden to the rear. This property presents an exciting opportunity to own this move in ready family home. Early viewing is highly advised.



Hallway

Laminate flooring, stairs to first floor, double glazed stained glass window, double glazed uPVC front door, panel radiator.

Lounge

Carpet flooring, ceiling coving, gas fire with marble hearth and surround, double glazed uPVC window, panel radiator.

Dining Room

Laminate flooring, ceiling coving, dado rail, electric fire, storage cupboard housing boiler, French doors lead onto patio area, panel radiator.

Wc

Laminate flooring, two piece in white with tiled splash backs, frosted double glazed uPVC window.

Kitchen

Karndean flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, plumber for washing machine and dishwasher, electric oven and grill, space for fridge freezer, gas hob, extractor fan, breakfast bar, double glazed uPVC window and door, panel radiator.

Landing

Carpet flooring, storage cupboard, stained glass double glazed uPVC window.

Bedroom

Double bedroom with carpet flooring, fitted furnishings, double glazed uPVC window, panel radiator.

Bedroom 2

Laminate flooring, double glazed uPVC window, panel radiator.

Bedroom 3

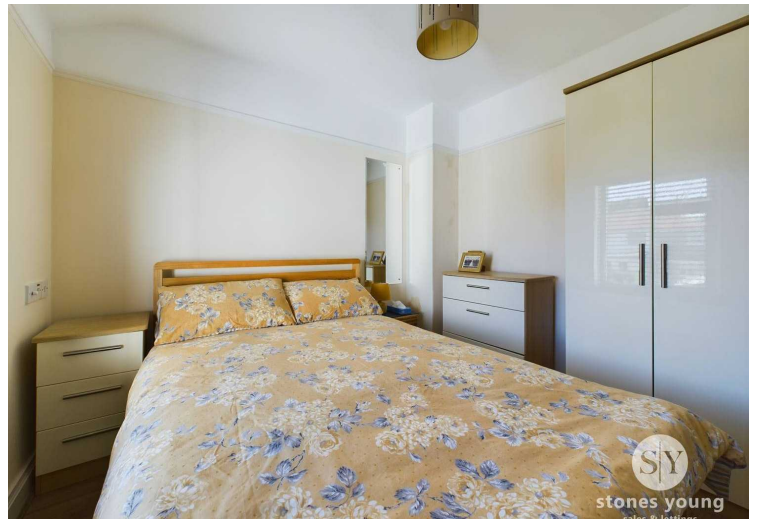
Double bedroom with laminate flooring, double glazed uPVC window, panel radiator.

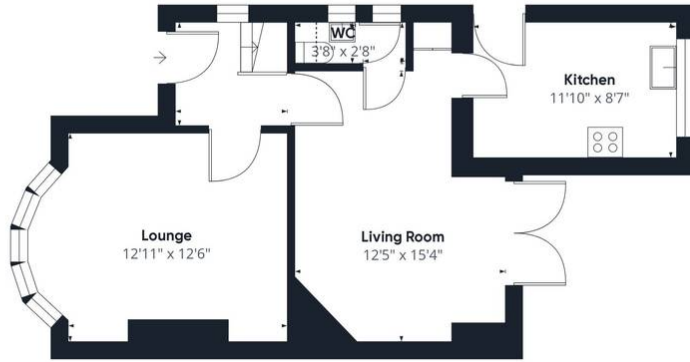
Bathroom

Tiled flooring, three piece in white comprising of bath, basin and shower enclosure, tiled splash backs, ceiling spot lights, frosted double glazed uPVC window, towel radiator.

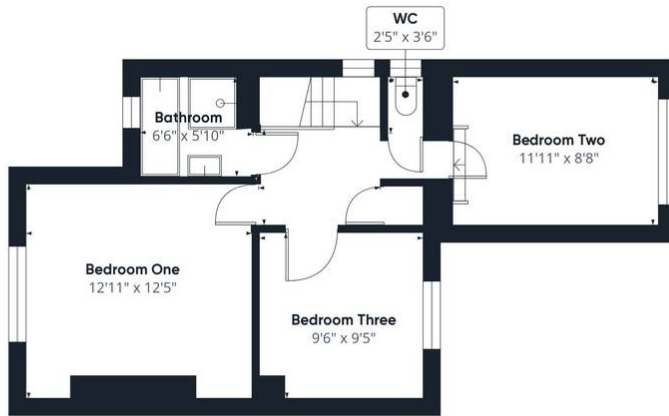
Wc 2

Laminate flooring, tile splash backs, wc in white, frosted double glazed uPVC window.





Floor 0



Floor 1

Approximate total area⁽¹⁾

959.93 ft²

Reduced headroom

4.09 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360