



## 34 Bank Hey Lane North, Blackburn

£160,000 Freehold

**\*THREE BEDROOM SEMI DETACHED HOME IN BROWNHILL WITH NO CHAIN\*** Located in the increasingly popular area of Brownhill, this three bedroom home offers a decent standard of accommodation with potential to add value.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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Ideal for young families and first time buyers, tThis property presents an exciting opportunity for the discerning buyer to add their personal touch. The ground floor features a spacious kitchen and large dual aspect through lounge which offer ample floorspace with the potential to extend as the neighbours have done. The upstairs accommodates three well proportioned double bedrooms and a shower room.

Externally, the front garden enhances the curb appeal and provides the potential to create off street parking. The rear boasts an impressive south facing rear garden for the family to enjoy. Brownhill is located on the outskirts of Blackburn and just a stones throw from local amenities while Roe Lee, Pleckgate and Lammack schools are within a five minute drive



**Hallway**

Carpet flooring, stairs to first floor, panel radiator.

**Lounge**

Carpet flooring, electric fire with marble hearth and surround, two panel radiators, two upvc double glazed windows

**Kitchen**

Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, space for electric cooker, plumbed for washing machine, under stairs storage, combi boiler, tiled flooring, panel radiator, upvc double glazed window and door to rear garden

**Landing**

Carpet flooring, panel radiator, upvc double glazed window, loft access

**Bedroom 1**

Carpet flooring, panel radiator, upvc double glazed window

**Bedroom 2**

Carpet flooring, panel radiator, upvc double glazed window

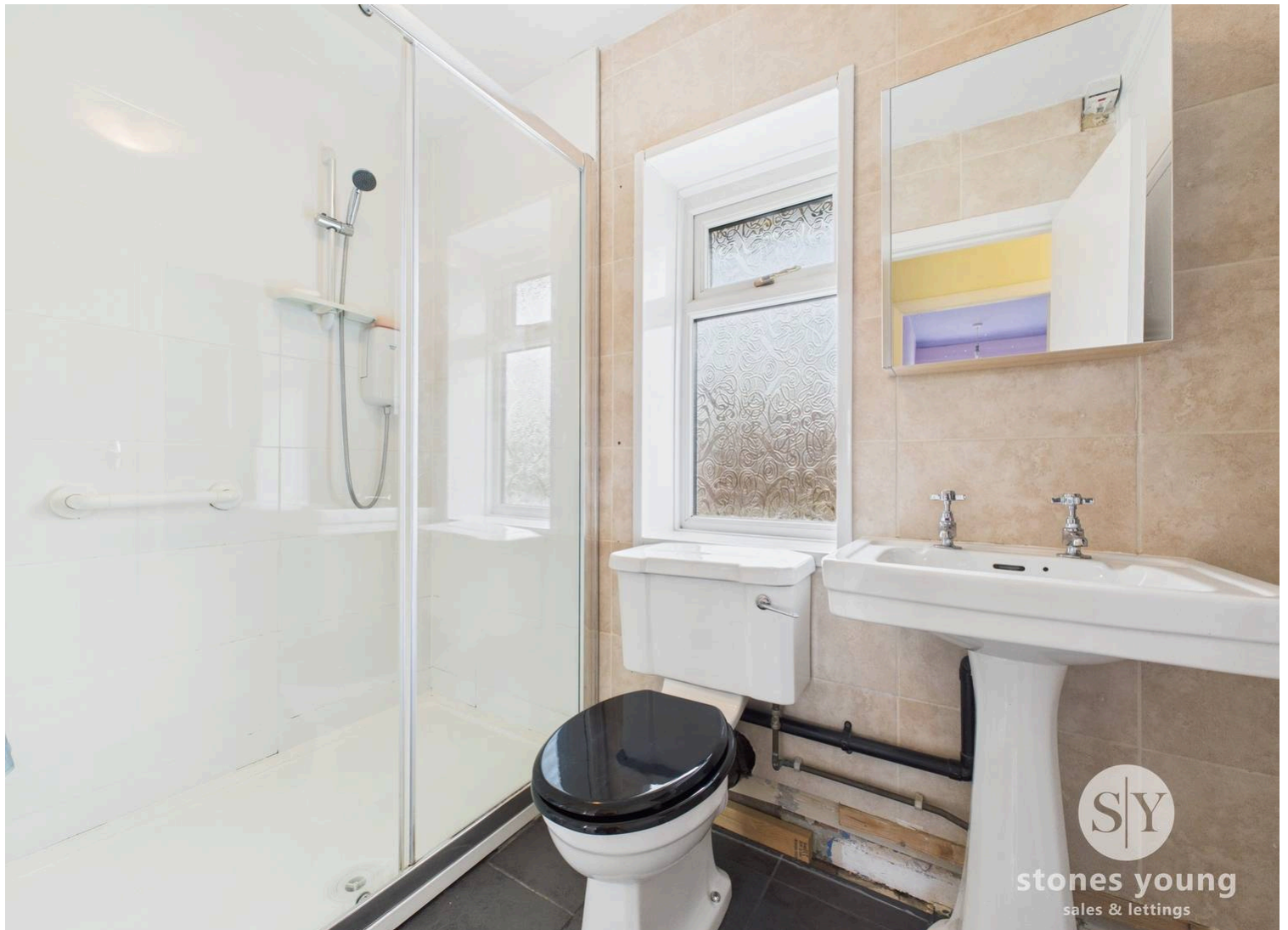
**Bedroom 3**

Carpet flooring, panel radiator, upvc double glazed window

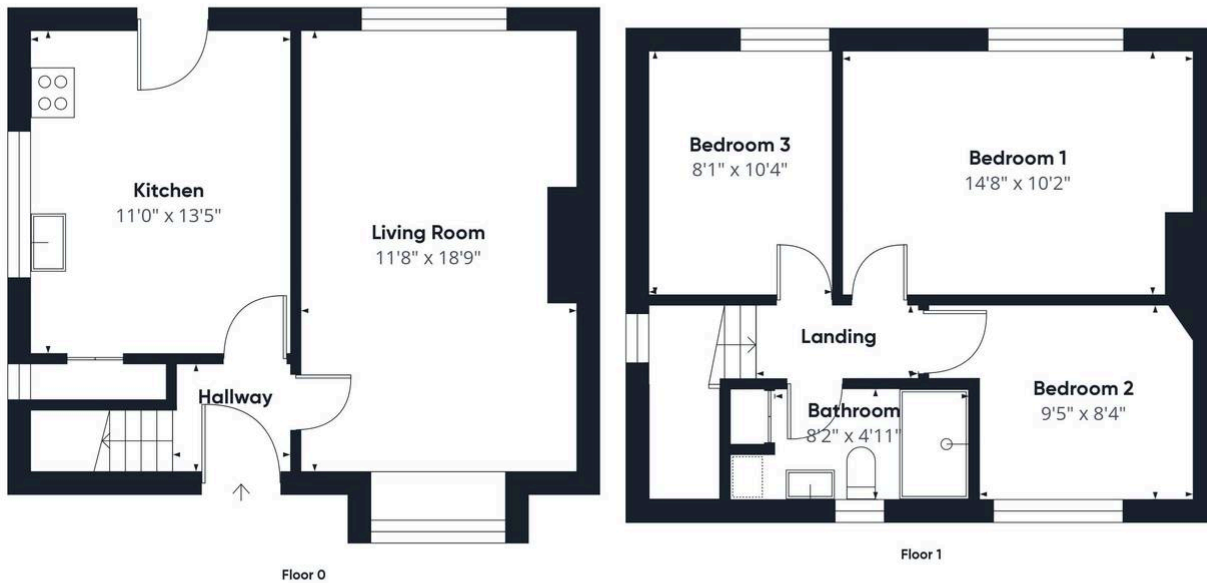
**Shower Room**

Three piece suite with walk in shower, Wc and sink, heated towel rail, fitted storage cupboard, tiled flooring, upvc double glazed frosted window









Approximate total area<sup>(1)</sup>  
817.52 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

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