



HUNTERS[®]
HERE TO GET *you* THERE



SHORROCK LANE, BLACKBURN

£170,000



Located in a popular spot in Blackburn, this three bedroom semi offers excellent value for money, with a modern finish throughout with some great outdoor space.

The property comprises; entrance hall, spacious lounge with feature fire, and a modern fitted kitchen. To the first floor there are two double bedrooms as well as a smaller third bedroom and a three piece bathroom suite. The third bedroom suits more as a nursery/home office. The master bedroom benefits from a set of luxury wardrobes with built in lighting.

Externally the property is home to some fantastic garden space. To the rear there is a recently landscaped garden with a mixture of grey blocks and artificial turf accessible through the patio doors in the lounge. To the front there is a double driveway.

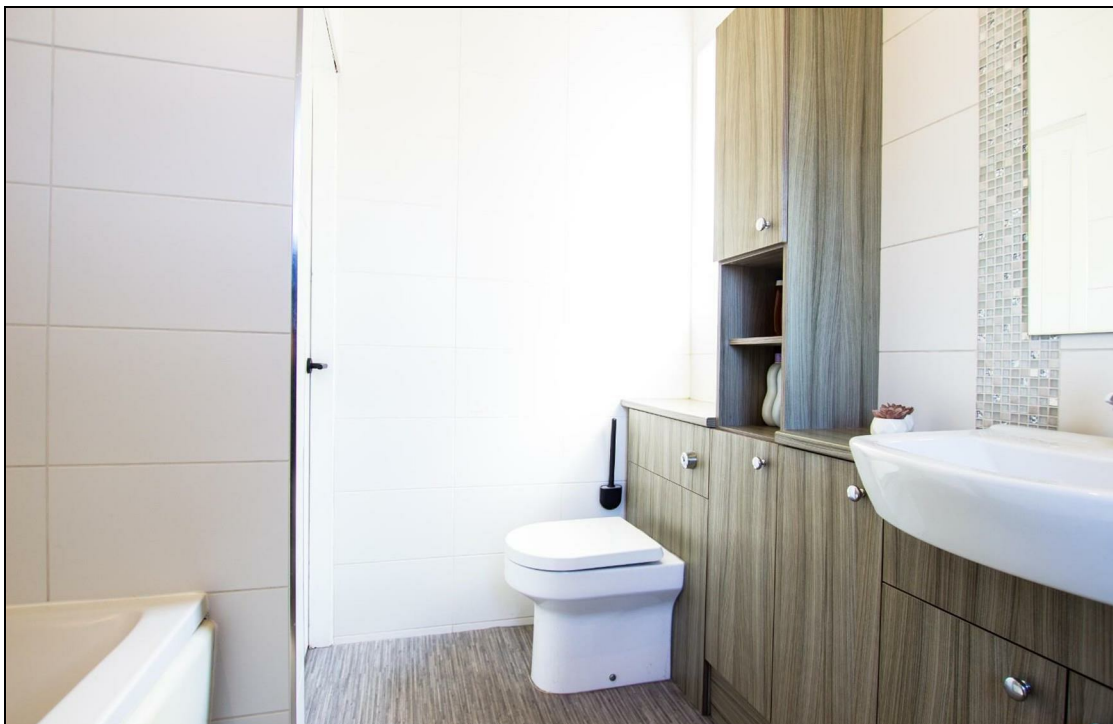
The location is excellent, with local shops and amenities close by including Tesco's, Sainsbury's & the Co-Op. There are a range of good schools within walking distance for any educational needs you require including St Bede's RC High School.

OUR THOUGHTS - *'We feel first time buyers will love this. Very easy on the eye and comes with great outdoor space!'*

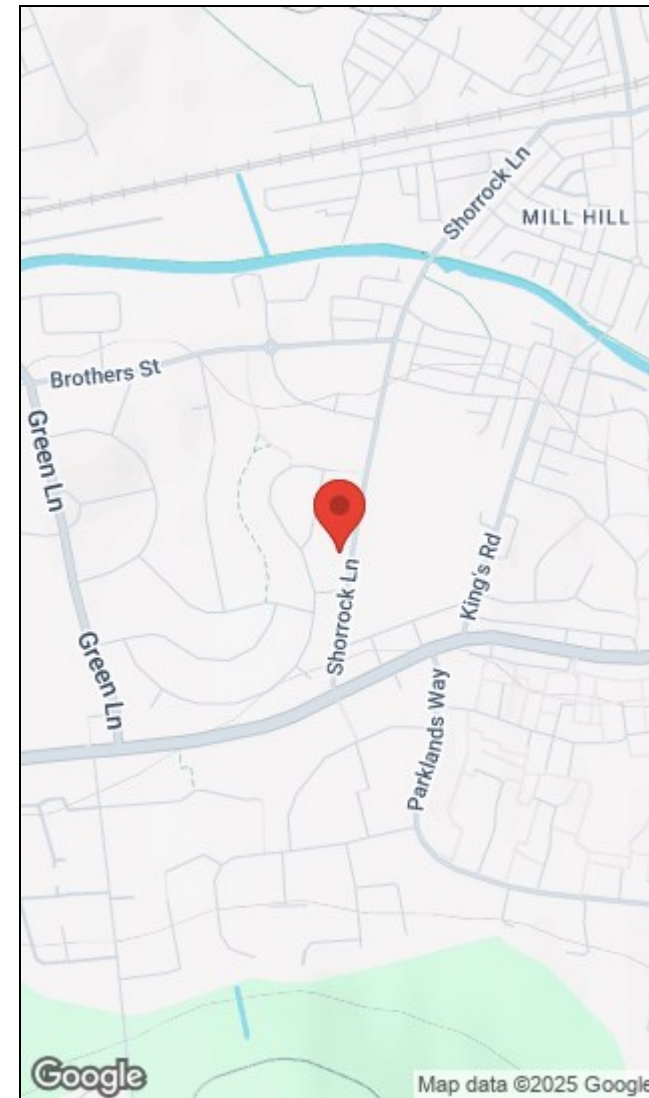
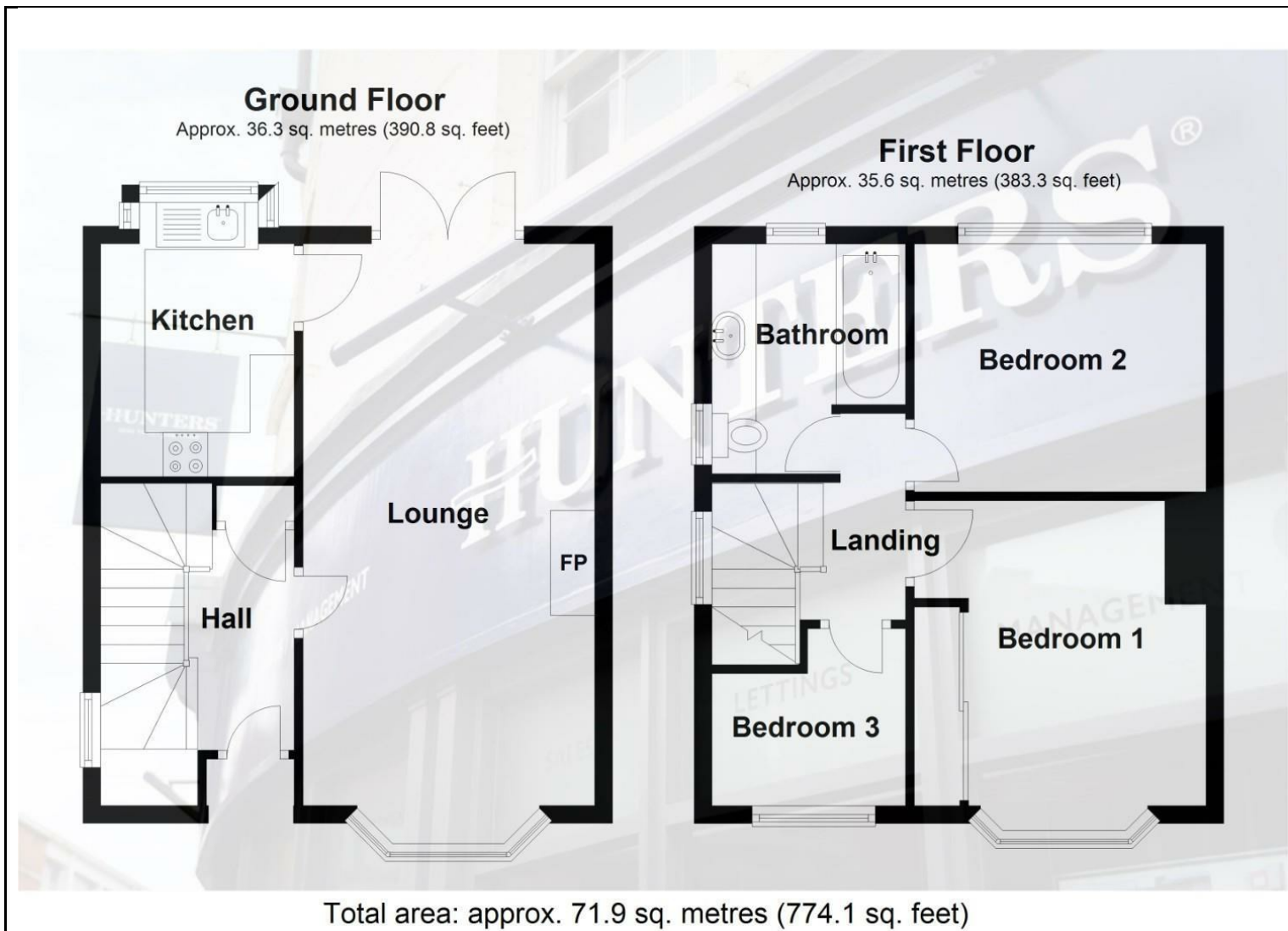
KEY FEATURES

- Modern Semi Detached
 - Three Bedrooms
- Spacious Lounge With Patio Doors
 - Stylish Kitchen
- Three Piece Bathroom
 - Renetley Landscaped Rear Garden
 - Double Driveway
- Ideal For First Time Buyers/young Families









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		84			
		69			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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