



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Buncer Lane, Blackburn, BB2 6SN

£325,000

IMPRESSIVE DETACHED FAMILY HOME BURSTING WITH CHARACTER

Welcome to this stunning four-bedroom semi-detached home located on Buncer Lane in Blackburn. This property is perfect for a growing family or for those who love to entertain guests.

As you step inside, you'll be greeted by two large reception rooms which offer plenty of space for relaxing with family or hosting gatherings with friends.

One of the highlights of this property is the extensive rear garden, perfect for outdoor activities or simply enjoying some fresh air. Additionally, the outbuilding provides extra storage space or could be transformed into a cosy outdoor retreat.

Whether you're looking for a spacious family home or a place to host memorable get-togethers, this property on Buncer Lane ticks all the boxes. Don't miss out on the opportunity to make this house your home!

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- Exceptional Semi Detached Property
- Modern Fitted Dining Kitchen
- On Street Parking
- EPC Rating E
- Four Bedrooms
- Spacious Interiors Throughout
- Tenure Freehold
- Four Piece Bathroom
- Extensive Rear Garden
- Council Tax Band D

Ground Floor

Entrance Porch

5'9 x 4'11 (1.75m x 1.50m)

UPVC double glazed frosted front door, decorative coving, tiled flooring and hardwood single glazed frosted door to hall.

Hallway

17'11 x 7'2 (5.46m x 2.18m)

UPVC double glazed window, central heating radiator, decorative coving, wood effect vinyl flooring, doors leading to two reception rooms, double doors to kitchen/dining area and stairs to first floor.

Reception Room One

14'4 x 13'4 (4.37m x 4.06m)

UPVC double glazed bay window, central heating radiator, decorative coving and gas fire with marble surround.

Reception Room Two

18'0 x 13'4 (5.49m x 4.06m)

Central heating radiator, decorative coving, feature wall lights, gas fire with marble surround and UPVC double glazed door and windows to rear.

Kitchen/Dining Area

23'3 x 13'3 (7.09m x 4.04m)

Two UPVC double glazed windows, upright central heating radiator, range of wall and base units with laminate worktops and splashback, composite one and a half bowl sink and drainer with mixer tap, five burner gas hob and extractor fan, integrated high rise oven and microwave, integrated dishwasher, space for American-style fridge freezer, decorative coving, spotlights, part tiled elevation, tiled flooring and UPVC door to rear.

First Floor

Landing

9'1 x 7'4 (2.77m x 2.24m)

Skylight window, decorative coving, smoke detector, doors leading to four bedrooms and family bathroom.

Bedroom One

14'2 x 13'4 (4.32m x 4.06m)

UPVC double glazed bay window, central heating radiator, decorative coving and fitted wardrobes.

Bedroom Two

13'11 x 13'4 (4.24m x 4.06m)

UPVC double glazed window, central heating radiator, decorative coving and fitted wardrobes.

Bedroom Three

13'3 x 9'10 (4.04m x 3.00m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

13'3 x 8'11 (4.04m x 2.72m)

UPVC double glazed bay window, central heating radiator and loft access.

Bathroom

9'1 x 5'7 (2.77m x 1.70m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, corner direct feed rainfall shower with rinse head and electric shower, extractor fan, tiled elevations and wood effect vinyl flooring.

External

Rear

Enclosed tiered garden with patio, laid to lawn, bedding areas, mature shrubbery and access to outbuilding.

Outbuilding

14'8 x 8'6 (4.47m x 2.59m)

Hardwood single glazed frosted window, power, lighting, flush handle WC and plumbing for washing machine.

Front

Steps to entrance, bedding areas and gated access to rear.



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