



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Old Bank Lane, Blackburn, BB2 3HG

### £165,000

COSY BUNGALOW WITH IMPRESSIVE VIEWS OVER BLACKBURN

Nestled in the charming Old Bank Lane of Blackburn, this delightful two double bedroom bungalow is a true gem waiting to be discovered. As you step inside, you'll be greeted by a tastefully decorated interior that exudes style and comfort in every corner. The modern design seamlessly flows from the reception rooms to the well-proportioned bedrooms, showcasing attention to detail that is sure to impress. Situated conveniently close to bus routes, Blackburn train station, Blackburn hospital, local schools and amenities.

One of the highlights of this lovely bungalow is the large back garden, offering a peaceful outdoor sanctuary where you can unwind, entertain guests, or indulge in your gardening passion. Imagine sipping your morning tea surrounded by the tranquility of your own private green space – pure bliss!

Whether you're looking to downsize, start a new chapter, or simply crave a move-in-ready home, this property ticks all the boxes. The inviting bedrooms provide a cosy retreat at the end of the day, ensuring a restful night's sleep.

Don't miss out on the opportunity to make this beautifully designed bungalow your own. It's a rare find that combines comfort, style, and serenity in one perfect package. Book a viewing today and step into your future home on Old Bank Lane.



# Old Bank Lane, Blackburn, BB2 3HG

## £165,000

 **2**  **1**  **1**  **D**

- Immaculate Semi Detached Property
  - Fitted Kitchen
  - Off Road Parking and Detached Garage
  - EPC Rating D
- Two Double Bedrooms
  - Neutral Decoration Throughout
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Extensive Rear Garden
  - Council Tax Band B

### Entrance Vestibule

3'2 x 2'11 (0.97m x 0.89m)

Composite double glazed frosted front door, fuse box, tiled flooring and door to hall.

### Hall

8'8 x 3'3 (2.64m x 0.99m )

Central heating radiator, coving, vinyl flooring, doors to bedroom one, reception room, bathroom and kitchen.

### Bedroom One

9'11 x 9'8 (3.02m x 2.95m)

UPVC double glazed bay window, two central heating radiators, coving and wood effect laminate flooring.

### Reception Room

12'10 x 11'0 (3.91m x 3.35m)

UPVC double glazed window, central heating radiator, coving, gas fire, television point, wood effect laminate flooring and door to bedroom two.

### Bedroom Two

11'6 x 10'10 (3.51m x 3.30m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

### Bathroom

6'5 x 5'11 (1.96m x 1.80m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, partially tiled elevations and vinyl flooring.

### Kitchen

10'7 x 9'6 (3.23m x 2.90m )

Two UPVC double glazed windows, central heating radiator, loft hatch, smoke detector, range of wall and base units with laminate worktops, stainless steel sink and double drainer with traditional taps, space for oven, plumbing for washing machine, space for fridge freezer, boiler, tiled elevations, vinyl flooring and UPVC double glazed frosted door to rear.

### External

#### Rear

Extensive laid to lawn garden with paved patio, bedding areas and access to detached garage.

#### Detached Garage

21'0 x 9'0 (6.40m x 2.74m)

Up and over garage door.

#### Front

Laid to lawn, bedding areas and off road parking.



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