



Bank Hey Lane South, Blackburn, BB1 5RQ

£270,000

Nestled in the desirable Sunnybower area of Blackburn, this charming semi-detached house on Bank Hey Lane South presents an excellent opportunity for both homebuyers and investors alike. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The house features a conveniently located bathroom and separate WC, ensuring comfort and practicality for everyday living. The property offers a detached garage and driveway for off road parking.

The property can be offered with vacant possession or with the current long term sitting tenant who would like to remain in situ.

With its blend of space, convenience, and potential, this property is sure to attract interest. Whether you are looking to settle down in a welcoming community or seeking a sound investment, this semi-detached house on Bank Hey Lane South is well worth a visit.

Lounge 11'10" x 12'0" (3.62 x 3.66)



Bright and spacious Livingroom with a wood glazed bay window letting in ample amounts of natural light, gas central heating radiator, laminate flooring, plug sockets, ceiling light and fresh redecoration. The Livingroom area is also open plan into the dining area offering even more space.

Dining Area 11'6" x 13'5" (3.52 x 4.1)



Another light filled room which can be used as a second reception room or dining room. wood glazed window which faces the rear of the property. The room has been freshly decorated and has a central heating radiator, ample plug sockets and ceiling light. The floor is laid with laminate flooring which is complimentary of the fresh decoration.

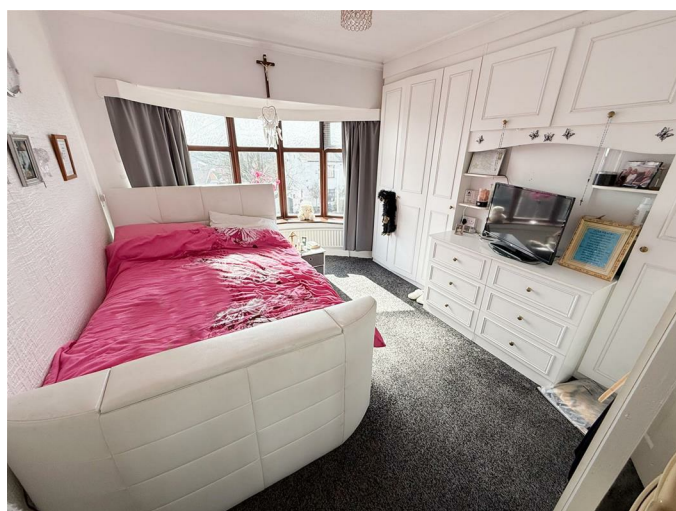
Kitchen 6'9" x 16'8" (2.07 x 5.1)



The kitchen provides a good range of kitchen units, work tops, fully integrated stainless-steel sink, gas hob, extractor and fitted oven. The kitchen has feature ceiling light and ample plug sockets, wood glazed window and door which provides access to the garden.



Master Bedroom 9'6" x 14'11" (2.9 x 4.56)



This generous sized master bedroom not only offers

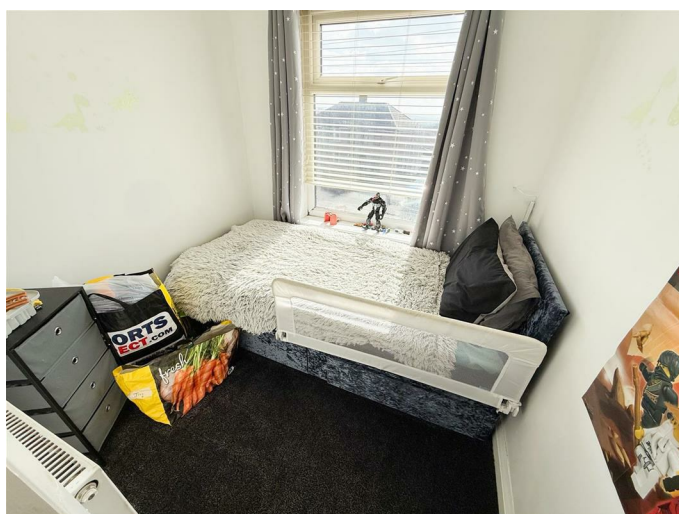
space but has the added extra of built in wardrobes. The floor is laid with fitted carpet, wood glazed window letting in lots of natural light, ceiling spotlight, and ample plug sockets.

Bedroom Two 11'11" x 13'7" (3.65 x 4.15)



The second bedroom has fitted carpet and is freshly decorated in a neutral colour. This bedroom has a gas central heating radiator, ceiling light, plug sockets and UPVC double glazed window to the rear of the property.

Bedroom Three 7'0" x 6'4" (2.15 x 1.95)



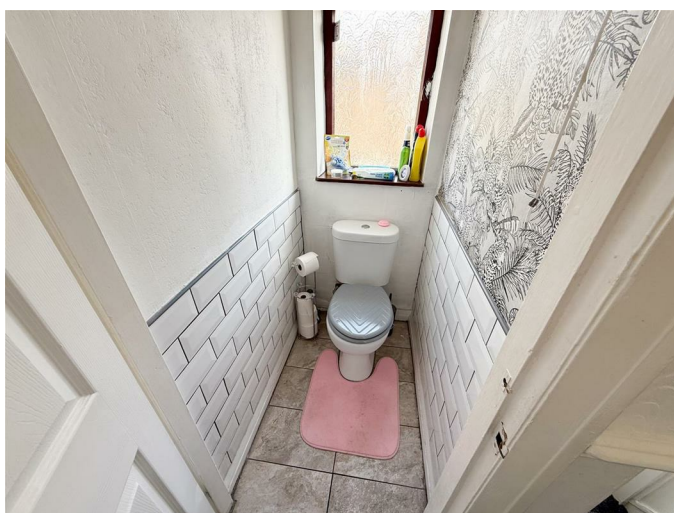
The master bedroom has been fitted carpet and is freshly decorated in a neutral colour. This bedroom has a gas central heating radiator, ceiling light, plug sockets and UPVC double glazed window to the front of the property.

Bathroom 6'11" x 6'4" (2.13 x 1.94)



The bathroom comprises of a W.C, wash basin and enclosed bath with shower overhead and tiled walls. The room is warmed by a gas central heating radiator, wood glazed window and the floor is laid with lino. There is also a separate toilet from bathroom.

Separate W/C



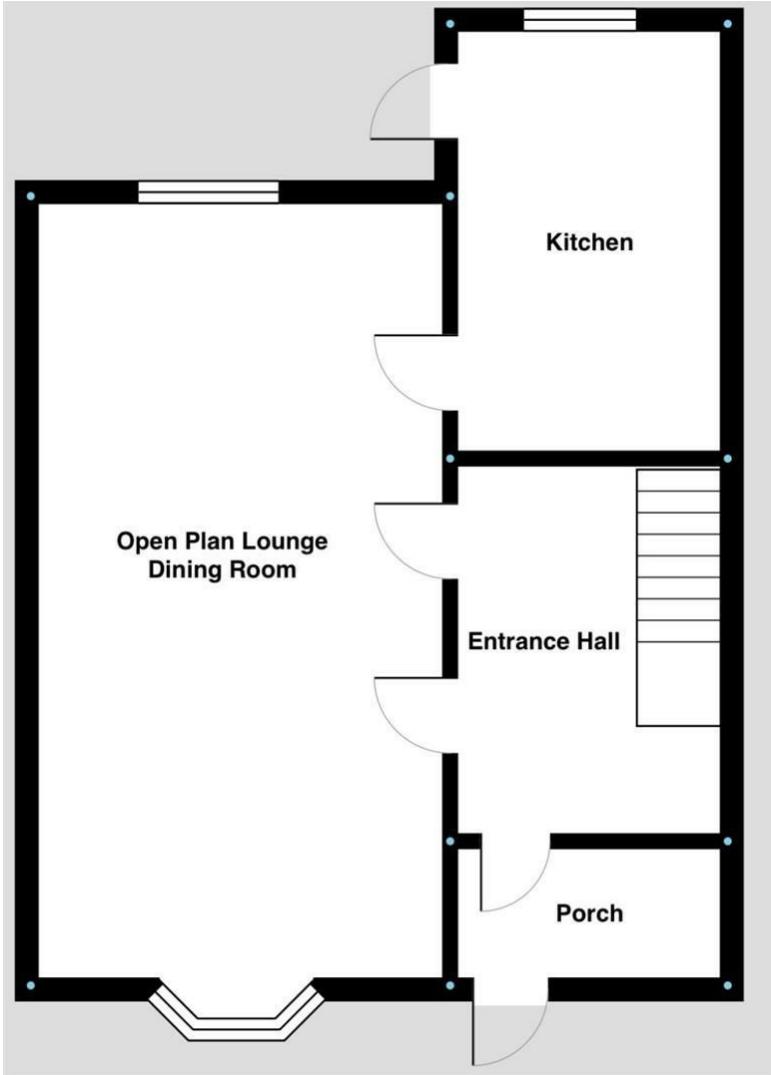
Separate WC comprising of WC, partially tiled elevations and wood glazed window.

Garden

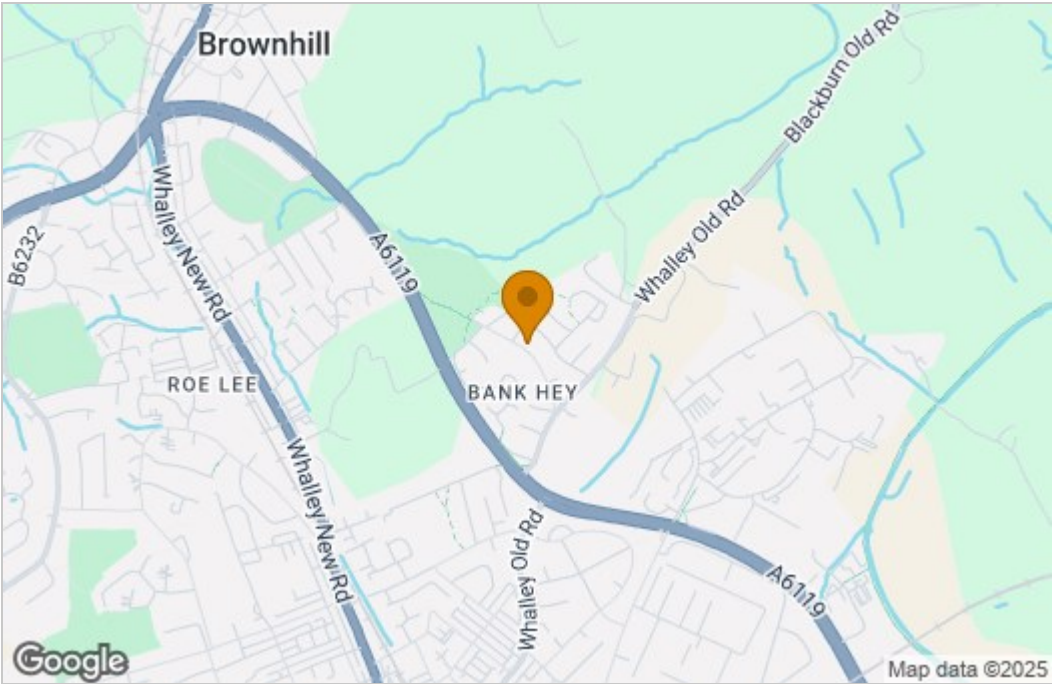


A huge garden which wraps around the whole property. The garden is a brilliant sun trap and is perfect for outdoor dining during those summer nights. Laid with paving and patio, this garden is easy maintainable and offers access to the detached garage.

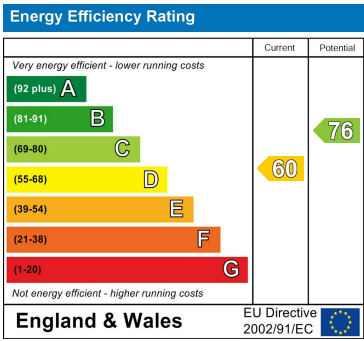
Floor Plan



Area Map



Energy Efficiency Graph



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