



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 84 |
| (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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bank Hey Lane South, Blackburn, BB1 5RQ

£1,350

A WELL APPOINTED FOUR BEDROOM FAMILY HOME

Nestled in the sought-after area of Bank Hey Lane South, Blackburn, this splendid mid-terrace house presents an exceptional opportunity for families seeking a spacious and well-appointed home. Boasting four generously sized bedrooms, this property is designed to accommodate the needs of modern family life with ease.

Upon entering, you will be greeted by two inviting reception rooms, each offering a unique space for relaxation, entertainment, or family gatherings. The original features of the home add a touch of character and charm, seamlessly blending with contemporary finishes that enhance the overall appeal.

With four well-finished bathrooms, morning routines and family life are made effortless, ensuring that everyone has their own space when needed. The layout of the house is thoughtfully designed, providing both privacy and communal areas for family interaction.

This large family home is not only spacious but also situated in a desirable area, making it an ideal choice for those looking to settle in a vibrant community. The combination of original features and modern amenities creates a warm and welcoming atmosphere, perfect for creating lasting memories.

Bank Hey Lane South, Blackburn, BB1 5RQ

£1,350

 4  3  3  C

- Easy Access To Major Commuter Routes
- Council Tax Band D
- EPC Rating C
- Ample Off Road Parking Space
- Four Well Proportioned Bedrooms
- Two Spacious Reception Rooms
- Ideal Family Home
- Viewing Essential
- Impressive Kitchen Space

Ground Floor

Entrance Vestibule

3'3 x 3'1 (0.99m x 0.94m)

Reception Room One

13'3 x 13' (4.04m x 3.96m)

Reception Room Two

13'3 x 12'2 (4.04m x 3.71m)

Inner Hall

3'10 x 2'5 (1.17m x 0.74m)

Storage

8'1 x 2'8 (2.46m x 0.81m)

Kitchen

12'9 x 10'11 (3.89m x 3.33m)

Utility Room

8'5 x 8'2 (2.57m x 2.49m)

Shower Room

8'2 x 3'2 (2.49m x 0.97m)

First Floor

Landing

15'1 x 5'8 (4.60m x 1.73m)

Bedroom One

13'10 x 13'10 (4.22m x 4.22m)

Bedroom Two

13'10 x 13'8 (4.22m x 4.17m)

Bedroom Three

13' x 12'3 (3.96m x 3.73m)

En Suite

Bedroom Four

12'3 x 7'4 (3.73m x 2.24m)

Bathroom

7'4 x 5'8 (2.24m x 1.73m)



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