



School Lane

Blackburn, BB1 2LW

£139,950



Situated in a highly convenient and well-connected location in Guide, Blackburn, this 2-bedroom mid terraced stone cottage is deceptively spacious. There is a real cottage feel to this property without compromising on space - as cottages go, its rooms are huge! The property is being sold with no upward chain and briefly comprises 2 reception rooms, kitchen, 2 bedrooms and bathroom, where all rooms are generous in size and give the opportunity for some modernisation.



The Living Space

The front door opens onto a super spacious lounge where beam work and an imposing chimney breast gives a nod to the property's heritage. Within the chimney breast a rustic log burner sits on a hearth and is sure to pelt out warmth and a cosy glow during the colder winter months. Wood flooring complements the characterful wooden doors with traditional fittings and latches.

Through to the rear sits another versatile reception room of similar décor, suitable for dining or perhaps a second lounge, which leads further to the kitchen of a wood and beige country design. Integrated appliances within the kitchen include an electric oven and 4 plate gas hob with extractor, an integrated fridge freezer, and a large Belfast sink with mixer tap sits beneath the window.

Bedrooms & Bathroom

34 School Lane has plenty of space, and this is clear to see in the master bedroom at the front... With a generous footprint of around 25 square metres there is so much space to play with! The bathroom is of equally generous proportions with a 3-piece suite comprising bath with shower, wash basin, and WC, and the second bedroom sits to the rear.

Outside Space

From the kitchen the back door opens onto the easy maintenance back garden/yard with a wooden bar and open aspect to the playing field at the rear. The rear yard also provides a sheltered storage space and access to the back lane.

Location

On the fringe of the countryside while only being a hop skip and jump from the M65 with easy access into central Blackburn, this lovely cottage is well connected and benefits from the perks of living near the countryside while having the vibrant town of Blackburn with all of its amenities within just a short drive.

Services & Specifics

We are advised:

The property is leasehold with a ground rent of £1 per annum.

The property is heated via gas central heating with a Worcester combi boiler located in the kitchen.

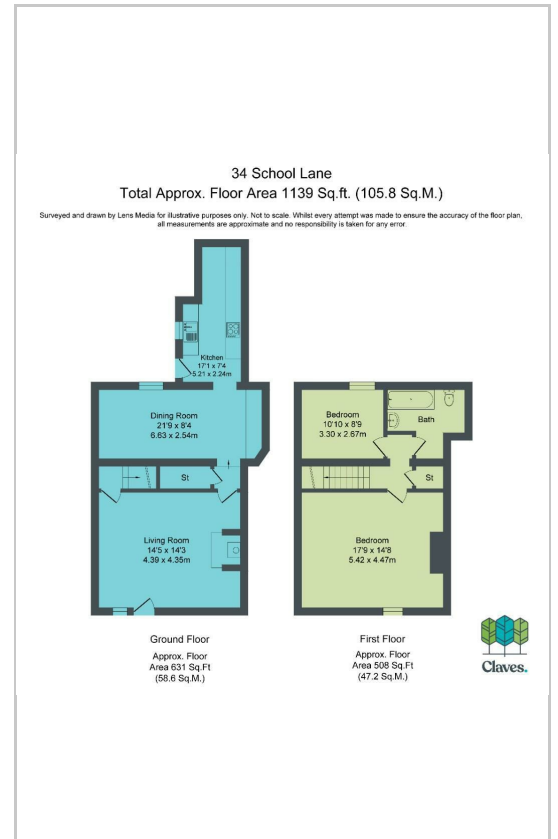
The property is alarmed.

The property is tax band A.

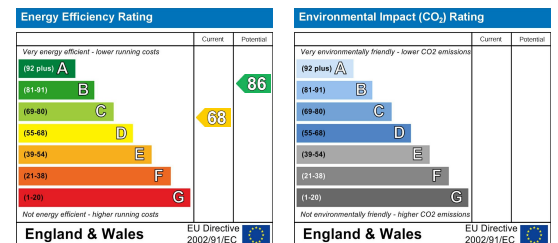
Area Map



Floor Plans



Energy Efficiency Graph



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Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk