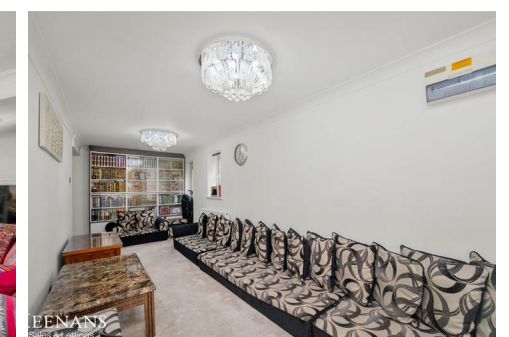
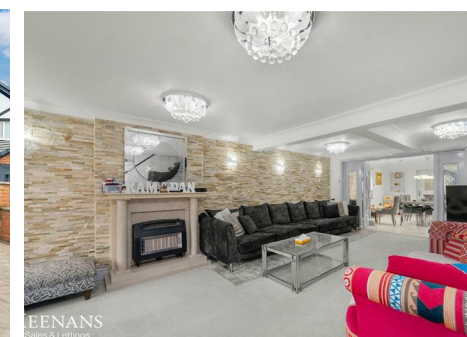




| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 77                      | 81        |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Bank Lane, Blackburn, BB1 2AP

### Offers Over £350,000

# Bank Lane, Blackburn, BB1 2AP

Offers Over £350,000

 4  4  3  C

- Four Well Proportioned Bedrooms
  - Tenure Leasehold
  - Council Tax Band D
  - Ideal Family Home With Viewing Highly Recommended
- Three Reception Rooms
  - Ample Off Road Parking With Driveway
  - Easy Access To Major Network Links
- Modern Fitted Kitchen
  - Enclosed Low Maintenance Rear Garden Space
  - EPC Rating C

## Ground Floor

### Entrance

Composite double doors to entrance hall.

### Entrance Hall

9'9 x 7'6 (2.97m x 2.29m)

Two UPVC double glazed windows, central heating radiator, fitted storage, doors to two reception rooms and tiled floor.

### Reception Room One

27'9 x 12'9 (8.46m x 3.89m)

UPVC double glazed window, central heating radiator, coving, feature wall lights, gas fire with decorative surround, double doors to kitchen/dining area, door to inner hall and stairs to first floor.

### Reception Room Two

22'5 x 7'9 (6.83m x 2.36m)

Two UPVC double glazed windows, two central heating radiators, coving, composite frosted door to side elevation and door to inner hall.

### Inner Hall

5'3 x 2'5 (1.60m x 0.74m)

Coving, doors to two reception rooms, shower room and storage.

### Shower Room

11' x 4'3 (3.35m x 1.30m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed shower with rinse head, PVC to ceiling, spotlights, extractor fan, tiled elevation and tiled floor.