



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

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## Bank Lane, Blackburn, BB1 2AP

### Offers Over £350,000

A GORGEOUS FOUR BEDROOM DETACHED FAMILY HOME

Located in the heart of Blackburn on the sought-after Bank Lane, this impressive detached house offers a perfect blend of modern living and family comfort. With four well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this property is designed to accommodate the needs of a growing family.

As you enter, you are greeted by three spacious reception rooms that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the contemporary kitchen diner, which boasts fitted appliances and a generous layout, making it ideal for family gatherings and culinary adventures.

The property also features a family bathroom, a convenient shower room, and a wet room, ensuring that there is no shortage of facilities for busy mornings. Outside, the rear yard includes an outhouse store room, perfect for additional storage, while the driveway offers ample parking for multiple vehicles.

This fantastic family home is ready to move into, with modern fixtures and fittings throughout, making it a truly inviting space. Its desirable location means you are just a stone's throw away from local amenities, schools, and excellent transport links, ensuring that everything you need is within easy reach.

In summary, this property on Bank Lane is not just a house; it is a wonderful family home that promises comfort, convenience, and a vibrant community lifestyle. Don't miss the opportunity to make it your own.

# Bank Lane, Blackburn, BB1 2AP

## Offers Over £350,000



- Four Well Proportioned Bedrooms
- Tenure Leasehold
- Council Tax Band A
- 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 TBC

### 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.

#### Kitchen/Dining Area

24'11 x 15'6 (7.59m x 4.72m)

Two UPVC double glazed window, gloss wall and base units, marble effect surface and upstand, inset sink with draining ridges and mixer tap, central island with six ring gas hob and sockets, Bosch oven and microwave in a high rise unit, space for a double fridge freezer, integrated dishwasher, plumbing for a washing machine, spotlights, pendant lighting, UPVC frosted door to rear and door to reception room three, marble tiled floor.

#### Reception Room Three/Bedroom

16' x 11'9 (4.88m x 3.58m)

UPVC double glazed window, central heating radiator, fitted wardrobe, UPVC double glazed door to rear and door to en suite.

#### En Suite

11'3 x 4'7 (3.43m x 1.40m)

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

### First Floor

#### Landing

7'11 x 5'10 (2.41m x 1.78m)

Loft access, smoke alarm, coving, doors to four bedrooms and bathroom.

### Bedroom One

18'8 x 7'9 (5.69m x 2.36m)

UPVC double glazed window, central heating radiator, door to en suite and fitted wardrobe.

### En Suite

7'9 x 4'7 (2.36m x 1.40m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed rainfall shower, PVC to ceiling, spotlights, tiled elevation and lino flooring.

### Bedroom Two

13'10 x 9'4 (4.22m x 2.84m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

### Bedroom Three

9'11 x 9'10 (3.02m x 3.00m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

### Bedroom Four

6'10 x 6'6 (2.08m x 1.98m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

### Bathroom

8'5 x 6'6 (2.57m x 1.98m)

UPVC frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, corner bath with mixer tap and rinse head, PVC to ceiling, spotlights, tiled elevation and lino flooring.

### External

#### Front

Imprinted concrete driveway.

#### Rear

Enclosed paved garden with outbuilding and storage.

