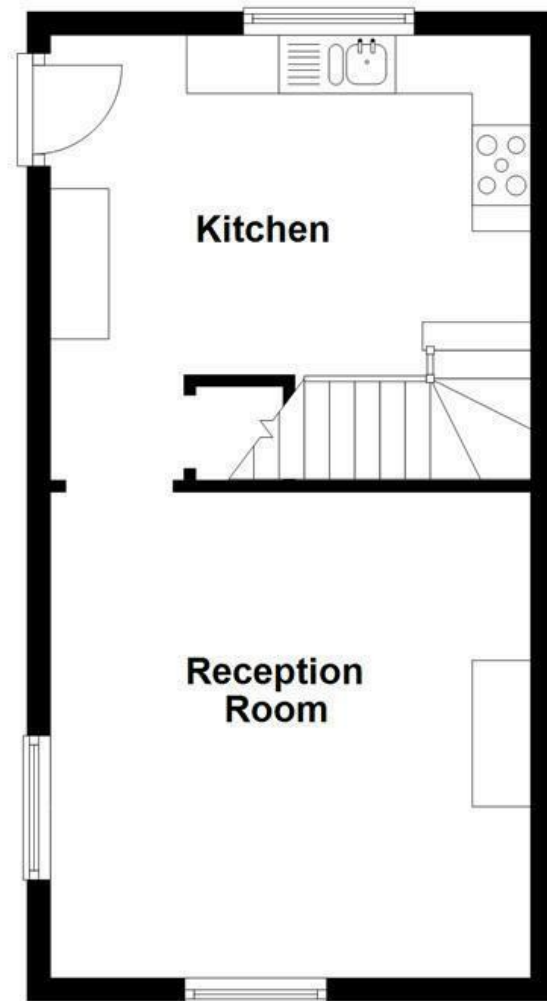
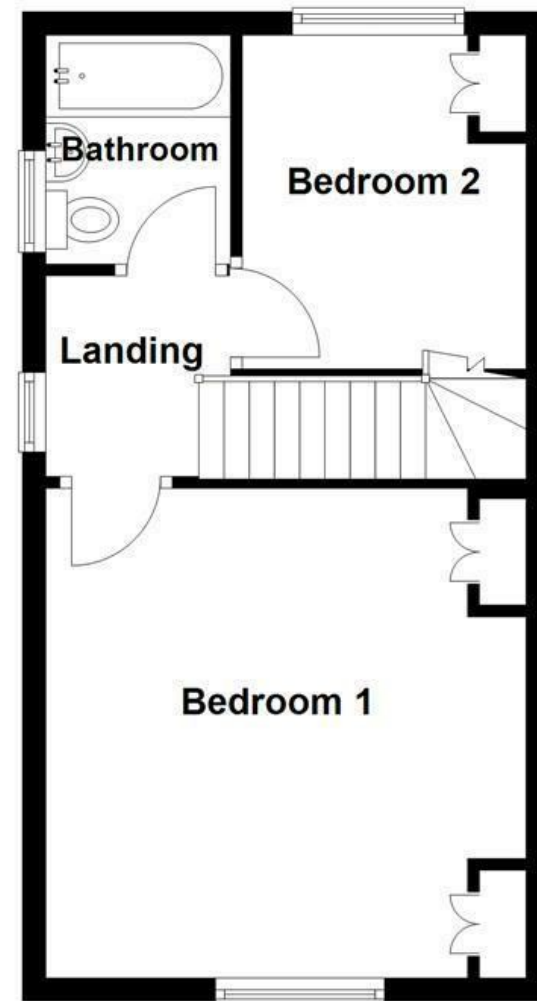



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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

£179,950

CHARMING TWO BEDROOM END TERRACE COTTAGE

Presenting Bank Hey Lane South, Blackburn, this delightful barn conversion offers a unique blend of rustic charm and modern living. The property features a spacious lounge that seamlessly flows into a well-appointed kitchen, creating an inviting space perfect for both relaxation and entertaining.

With two generously sized bedrooms, this end terrace cottage is ideal for small families or those seeking a comfortable home. The modern family bathroom adds a touch of contemporary elegance, ensuring convenience for everyday living.

One of the standout features of this property is the stunning garden, providing a serene outdoor space to unwind and enjoy the beauty of nature. Additionally, off-road parking is available, offering practicality and ease for residents and guests alike.

Situated in a sought-after location, this home benefits from excellent transport links, making commuting a breeze. Local amenities are also within easy reach, ensuring that all your daily needs are met.

This barn conversion is a rare find, combining character, comfort, and convenience in one attractive package. It is a perfect opportunity for those looking to settle in a vibrant community while enjoying the tranquility of a beautifully designed home.

Bank Hey Lane South, Blackburn, BB1 5RQ

£179,950

 **2**  **1**  **1**  **D**

- End Terraced Property
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Kitchen

12'7 x 12'6 (3.84m x 3.81m)
UPVC double glazed entrance door, UPVC double glazed window, upright central heating radiator, spotlights, gloss wall and base units, granite effect worktops, one and half bowl composite sink with high spout mixer tap and draining board, integrated oven, five burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, under stairs storage, wood effect flooring, stairs to first floor and open access to reception room.

Reception Room

13'8 x 13'6 (4.17m x 4.11m)
Two UPVC double glazed windows, central heating radiator, coving, gas burner stove and wood effect flooring.

First Floor

Landing

6'8 x 5'10 (2.03m x 1.78m)
UPVC double glazed window, central heating radiator, loft access, dado rail and doors to two bedrooms and bathroom.

Bedroom One

13'9 x 11'8 (4.19m x 3.56m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

9'11 x 5'10 (3.02m x 1.78m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

6'5 x 5'2 (1.96m x 1.57m)
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin and mixer tap, tiled bath with mixer tap and direct feed shower and rinse head over, tiled elevation and tiled floor.

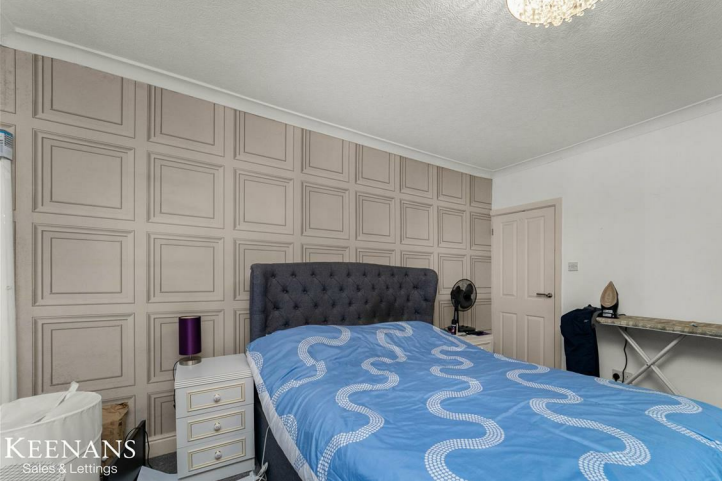
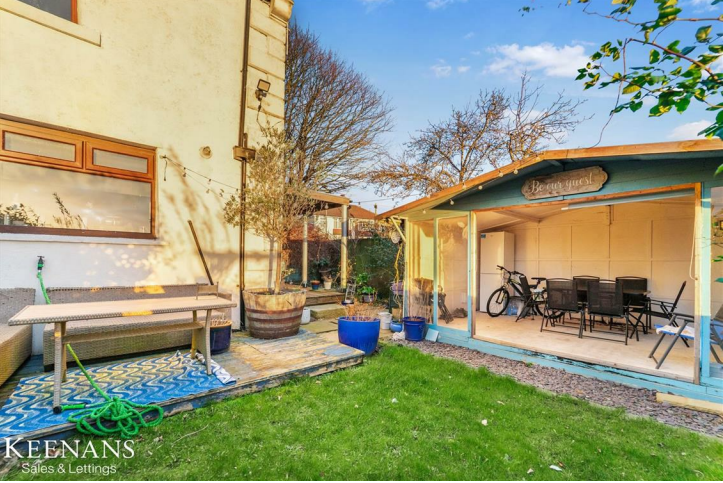
External

Front

Laid to lawn garden, driveway and gated access to property.

Rear

Enclosed laid to lawn garden, mature shrubs, slate chips and decking.



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