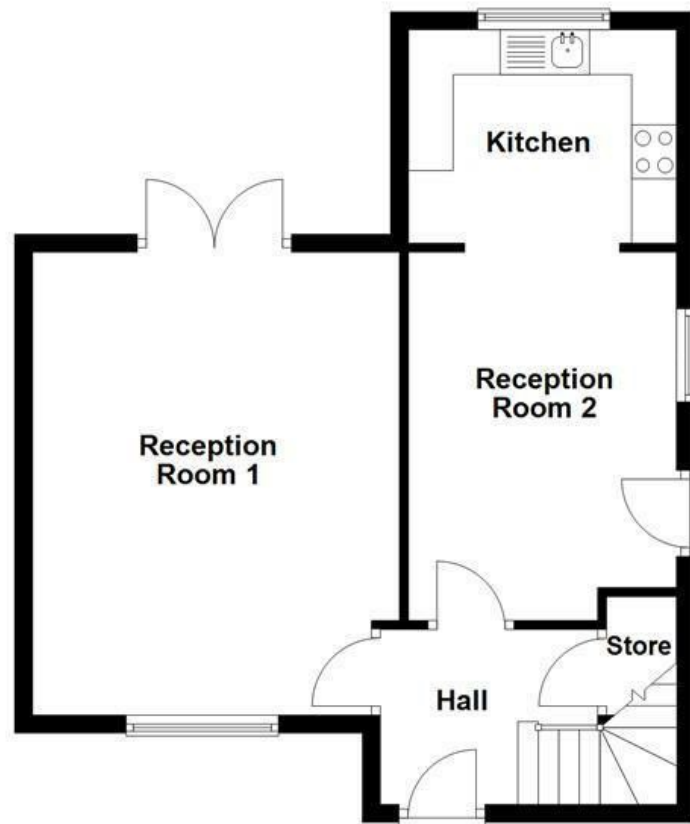


Ground Floor



First Floor



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	39	54
(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 North, Blackburn, BB1 9QU

£220,000

AN EXCEPTIONAL FULLY RENOVATED FAMILY HOME

Offering an abundance of high quality indoor and outdoor space, stylish decoration and modern fixtures and fittings, this exceptional four bedroom semi detached property is being proudly welcomed to the market in the sought after location of Blackburn. Flowing internally with character and style, as well as benefitting from not being overlooked, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Clitheroe, Accrington and major motorway links. With no detail being missed and being updated and presented beautifully throughout, this property is the perfect home to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, store room and houses a staircase to the first floor. The second reception room leads openly on to a fitted kitchen. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. Externally there is a beautifully landscaped, tiered garden to the rear with artificial lawn, paving, composite decking, power and lighting. To the front there is an enclosed garden with artificial lawn and stone chip areas.

For further information or to arrange a viewing please contact our Blackburn branch at your earliest convenience.

Bank Hey Lane North, Blackburn, BB1 9QU

£220,000

 4  1  2  E

- Exceptional Semi Detached Property
- Modern Fitted Kitchen
- Immaculate Rear Garden
- EPC Rating E
- Four Bedrooms
- Fully Renovated
- Tenure Freehold
- Three Piece Bathroom Suite
- Ample Living Space
- Council Tax Band A

Ground Floor

Entrance Hall

8'5 x 6'5 (2.57m x 1.96m)

UPVC double glazed frosted front door, central heating radiator, coving, tiled flooring, doors to two reception rooms, store room and stairs with lighting to first floor.

Reception Room One

16'11 x 13'5 (5.16m x 4.09m)

UPVC double glazed window, central heating radiator, coving, media wall with inset shelving, bioethanol fire and television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

Reception Room Two

13'6 x 10'11 (4.11m x 3.33m)

UPVC double glazed window, central heating radiator, spotlights, wood panel elevations, integrated sound system, tiled flooring, open access to kitchen and UPVC double glazed frosted door to side elevation.

Kitchen

9'10 x 7'10 (3.00m x 2.39m)

UPVC double glazed window, central heating radiator, coving, range of wall and base units with granite effect worktops, tiled splashback, stainless sink and drainer with high spout spring mixer tap, integrated electric Indesit oven and microwave, four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer and tiled flooring.

First Floor

Landing

15'0 x 13'11 (4.57m x 4.24m)

UPVC double glazed window, central heating radiator, wood panel elevations, over stairs storage, doors to four bedrooms and family bathroom.

Bedroom One

14'1 x 11'0 (4.29m x 3.35m)

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

Bedroom Two

10'3 x 8'9 (3.12m x 2.67m)

UPVC double glazed window, central heating radiator, coving, television point, fitted wardrobe and wood effect laminate flooring.

Bedroom Three

10'11 x 6'9 (3.33m x 2.06m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and wood effect laminate flooring.

Bedroom Four

9'7 x 6'6 (2.92m x 1.98m)

UPVC double glazed window central heating radiator, coving and wood effect laminate flooring.

Bathroom

7'5 x 6'0 (2.26m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps, overhead direct feed shower shower and rinse head, PVC panel elevations, PVC to ceiling, lighting with integrated sound system and tiled flooring.

External

Rear

Tiered garden with composite decking, artificial lawn, power and lighting.

Front

Enclosed garden with paving and artificial lawn.



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