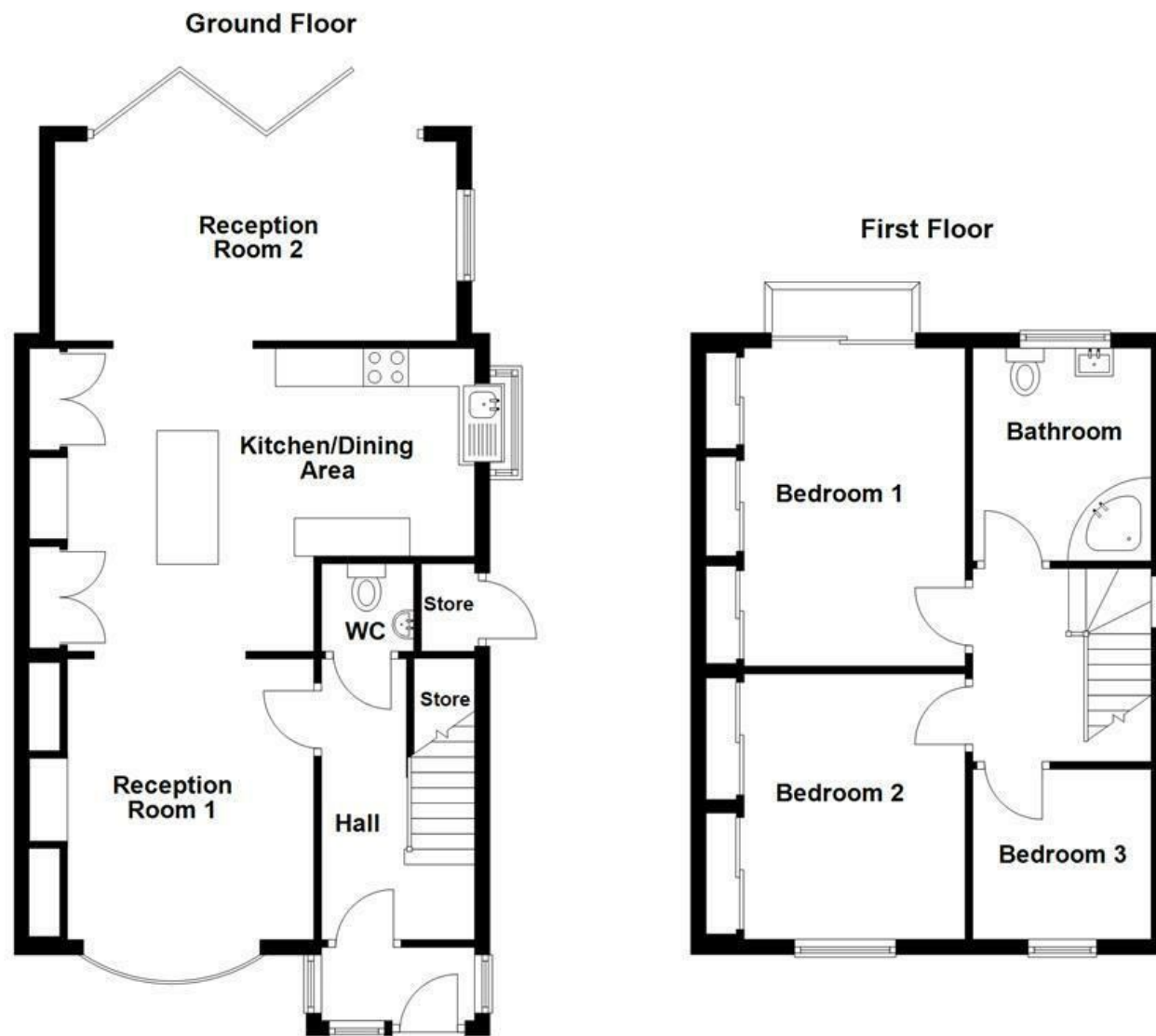




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Whinney Lane, Blackburn, BB2 7DF

Offers Over £230,000

A FULLY RENOVATED SEMI DETACHED FAMILY HOME

Nestled in the sought-after area of Blackburn, this exquisite semi-detached house has been fully renovated to an exceptional standard. The property boasts a stunning ground floor extension that creates a spacious open-plan living area, perfect for modern family life. With stylish interiors and contemporary fixtures throughout, this home is truly ready for you to move straight in.

The immaculate presentation of this property is a testament to the current owners, who have meticulously updated every detail, ensuring a luxurious and comfortable living environment. The wrap-around gardens provide ample outdoor space for relaxation and play, making it an ideal setting for families.

One of the standout features of this home is the absence of any chain delay, allowing for a smooth and swift transition for prospective buyers. The location is equally appealing, situated just a short distance from local amenities, bus routes, and reputable schools, as well as major motorway links for easy commuting.

This property is not just a house; it is a perfect family home that combines style, comfort, and convenience in one delightful package. Whether you are a first-time buyer or looking to upgrade, this home offers everything you need for a modern lifestyle in Blackburn. Don't miss the opportunity to make this stunning property your own.

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

Whinney Lane, Blackburn, BB2 7DF

Offers Over £230,000

 3  1  2  C

- Fully Renovated Semi Detached Property
 - Modern Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Wraparound Gardens
 - Council Tax Band C

Ground Floor

Entrance Porch

6'8 x 3'2 (2.03m x 0.97m)
UPVC double glazed front door, UPVC double glazed window, central heating radiator, spotlights and UPVC double glazed door to hall.

Hall

12'2 x 6'5 (3.71m x 1.96m)
UPVC double glazed window, central heating radiator, spotlights, smoke detector, under stairs storage, wood effect Karndeian flooring, doors leading to reception room one, WC and stairs to first floor.

WC

4'0 x 3'9 (1.22m x 1.14m)
Central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, tiled elevations, spotlights, LED illuminated mirror and wood effect Karndeian flooring.

Reception Room One

13'5 x 12'3 (4.09m x 3.73m)
UPVC double glazed box window, central heating radiator, spotlights, integrated alcove shelving and storage, electric media wall fire, television point, wood effect Karndeian flooring and open to kitchen/dining area.

Kitchen/Dining Area

19'3 x 13'1 (5.87m x 3.99m)
UPVC double glazed box window, two upright central heating radiators, range of panelled wall and base units with marble effect work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated high rise microwave, integrated full length fridge and freezer, integrated washing machine, breakfast bar, spotlights, pendant lighting, under unit lighting, central island, wood effect Karndeian flooring, open to reception room two and UPVC door to side elevation.

Reception Room Two

17'6 x 8'7 (5.33m x 2.62m)
UPVC double glazed window, two central heating radiators, spotlights, pelmet lighting, television point, wood effect Karndeian flooring and UPVC double glazed bi-folding door to rear.

First Floor

Landing

7'11 x 7'5 (2.41m x 2.26m)
UPVC double glazed frosted window, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

13'2 x 11'3 (4.01m x 3.43m)
Central heating radiator, fitted wardrobes and UPVC double glazed sliding door to Juliet balcony.

Bedroom Two

11'5 x 11'3 (3.48m x 3.43m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

7'5 x 7'3 (2.26m x 2.21m)
UPVC double glazed window and central heating radiator.

Bathroom

9'2 x 7'5 (2.79m x 2.26m)
Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, integrated linen cupboard, spotlights, extractor fan and tiled flooring.

External

Rear

Wraparound garden with artificial lawn, paving and storage shed.

Front

Laid to lawn garden with paving.

