



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Bank Hey Lane South, Blackburn, BB1 5RQ

### £1,395

A WELL APPOINTED FOUR BEDROOM FAMILY HOME

Nestled in the sought-after area of Bank Hey Lane South, Blackburn, this splendid mid-terrace house presents an exceptional opportunity for families seeking a spacious and well-appointed home. Boasting four generously sized bedrooms, this property is designed to accommodate the needs of modern family life with ease.

Upon entering, you will be greeted by two inviting reception rooms, each offering a unique space for relaxation, entertainment, or family gatherings. The original features of the home add a touch of character and charm, seamlessly blending with contemporary finishes that enhance the overall appeal.

With four well-finished bathrooms, morning routines and family life are made effortless, ensuring that everyone has their own space when needed. The layout of the house is thoughtfully designed, providing both privacy and communal areas for family interaction.

# Bank Hey Lane South, Blackburn, BB1 5RQ

£1,395

 4  3  3  C

- Easy Access To Major Commuter Routes
- Council Tax Band D
- EPC Rating C
- Ample Off Road Parking Space
- Four Well Proportioned Bedrooms
- Two Spacious Reception Rooms
- Ideal Family Home
- Viewing Essential
- Impressive Kitchen Space

## Ground Floor

### Entrance Vestibule

3'3 x 3'1 (0.99m x 0.94m)

### Reception Room One

13'3 x 13' (4.04m x 3.96m)

### Reception Room Two

13'3 x 12'2 (4.04m x 3.71m)

### Inner Hall

3'10 x 2'5 (1.17m x 0.74m)

### Storage

8'1 x 2'8 (2.46m x 0.81m)

### Kitchen

12'9 x 10'11 (3.89m x 3.33m)

### Utility Room

8'5 x 8'2 (2.57m x 2.49m)

### Shower Room

8'2 x 3'2 (2.49m x 0.97m)

## First Floor

### Landing

15'1 x 5'8 (4.60m x 1.73m)

### Bedroom One

13'10 x 13'10 (4.22m x 4.22m)

### Bedroom Two

13'10 x 13'8 (4.22m x 4.17m)

### Bedroom Three

13' x 12'3 (3.96m x 3.73m)

### En Suite

### Bedroom Four

12'3 x 7'4 (3.73m x 2.24m)

## Bathroom

7'4 x 5'8 (2.24m x 1.73m)



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