

Bank Hey Lane South, Blackburn, Lancashire. BB1 5RQ

£239,950 Freehold

FOR SALE



stones young  
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## PROPERTY DESCRIPTION

**\*A TRULY OUTSTANDING FOUR BEDROOM TERRACED PROPERTY\*** Originally built in 1543 the property has evolved over the years, with two properties having been knocked into one in the 1970's offering well-balanced accommodation with an excellent flow of rooms. A sympathetic use of materials internally and externally has ensured the original character continues throughout whilst also serving modern day living.

Beautifully presented throughout, it has a light and bright accommodation comprising two reception rooms one of which is connected to virgin broadband, and has a gorgeous gas fire. Leading into the kitchen which has floor to ceiling cupboards also housing an integrated fridge freezer, gas hob, oven and microwave leaving space for a freestanding dishwasher. The utility room provides space for a washing machine, tumble dryer and a further under counter fridge or freezer if needed. Completing the ground floor is the three piece shower room. The staircase is accessed through the dining room where three double bedrooms along with a good sized single bedroom can be found, bedroom three has the added benefit of a shower and vanity unit. The principal bathroom is a fully tiled modern three piece bathroom containing a bath, basin and wc.

To the front of the property there is a driveway which allows space for one vehicle however, there is potential to remove the garden to make a larger driveway if necessary. To the rear of the property there is a low maintenance garden which is Indian stone flagged with a pebbled border, with a large tool shed. The property is set in this favourable location or Sunnybower, near to local places of worship, excellent amenities including a Monday to Sunday bus service, and close proximity to Blackburn town centre and is a credit to it's current owners. Viewing is advised.

## FEATURES

- Four Bedrooms
- Immaculately Presented Mid Terraced
- Original Property Built in 1543
- Two Reception Rooms
- Downstairs Shower Room
- Driveway Parking
- Low Maintenance Rear Garden
- Two Bathrooms



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Carpet mat, wooden front door with original stained glass.

#### Dining Room/Second Reception Room

13' 01" x 12' 09" (3.99m x 3.89m)

Original floor boards, ceiling coving, feature fire, door leading to the stairs, cupboard housing meters, panel radiator, double glazed upvc window.

#### Storage

Two storage spaces.

#### Kitchen

10' 10" x 9' 06" (3.30m x 2.90m)

Tiled flooring, fitted wall and base units with solid wood work surfaces, tiled splash backs, integrated Neff oven, microwave, gas hob and extractor fan, ceiling spot lights, floor mounted boiler, plumbed for dishwasher, exposed stone wall, double glazed upvc window and door.

#### Sitting Room/First Reception Room

13' 06" x 12' 02" (4.11m x 3.71m)

Carpet flooring, gas fire, built in storage, TV point, panel radiator, double glazed upvc window and original stained glass window.

#### Utility Room

8' 07" x 9' 06" (2.62m x 2.90m)

Laminate flooring, plumbed for washing machine, space for tumble dryer and under counter fridge, panel radiator.

#### Shower Room

9' 00" x 3' 01" (2.74m x 0.94m)

Laminate flooring, three piece in white with mains fed shower, tiled splash backs, vanity unit, tiled floor to ceiling, ceiling spotlights, extractor fan, heated towel radiator, frosted double glazed upvc window.

### First Floor

#### Landing

Carpet flooring, ceiling spot lights.

#### Bedroom One

13' 08" x 13' 08" (4.17m x 4.17m)

Double bedroom with original floor boards, panel radiator, double glazed upvc window.

#### Bedroom Two

13' 10" x 10' 01" (4.22m x 3.07m)

Double bedroom with carpet flooring, fitted wardrobes, panel radiator, double glazed upvc window.

#### Bedroom Three

10' 011" x 9' 08" (3.33m x 2.95m)

Double bedroom with carpet flooring, fitted wardrobes, panel radiator, double glazed upvc window.

#### En Suite

7' 02" x 2' 07" (2.18m x 0.79m)

Vinyl flooring, two piece in white with mains fed shower, vanity unit, ceiling spot lights, extractor fan, heated towel radiator.

#### Bedroom Four

10' 05" x 6' 11" (3.17m x 2.11m)

Single bedroom with carpet flooring, panel radiator, double glazed upvc window.

#### Bathroom

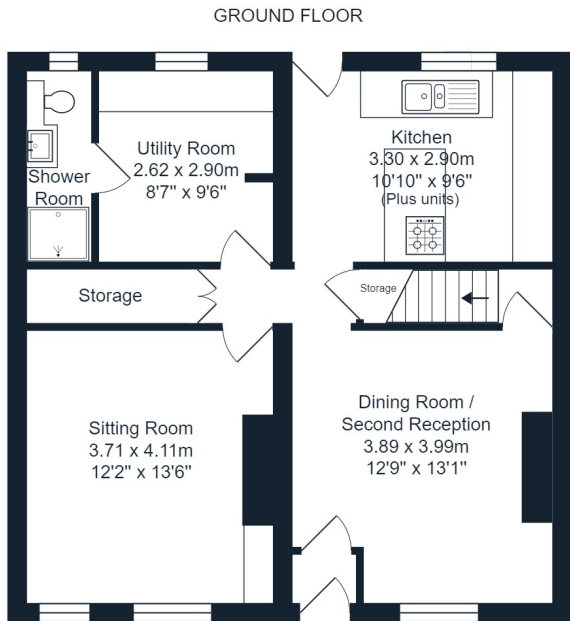
7' 02" x 5' 03" (2.18m x 1.60m)

Tiled flooring, three piece in white, tiled floor to ceiling, heated towel radiator, extractor fan, frosted double glazed upvc window.





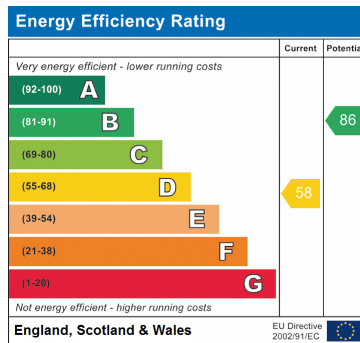
# FLOORPLAN & EPC



## Bank Hey Lane South, Blackburn

Total Area: 130.7 m<sup>2</sup> ... 1406 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

