

Bank Hey Lane North, Blackburn, Lancashire. BB1 9QU

£169,950 Freehold

FOR SALE



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Blackburn  
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## PROPERTY DESCRIPTION

**\*THREE BEDROOM FAMILY HOME PERFECTLY POSITIONED ON BANK HEY LANE NORTH!\*** Step in to this charming three-bedroom semi-detached property, nestled in the sought-after location of Brownhill. Boasting a prime position, this residence offers not only a delightful living space but also the convenience of proximity to various amenities. Early viewing is essential as high interest is expected.

As you enter, the hallway welcomes you with its warm ambiance and provides practical under stair storage. The lounge, adorned in neutral tones, features a cozy gas fire, creating a comfortable and inviting atmosphere. The adjacent dining room is perfect for entertaining, leading seamlessly into the well-appointed kitchen. The kitchen showcases high gloss cream storage units, complemented by wood-effect counter tops and modern green brick tiling, creating a contemporary and stylish culinary space. Ascending to the first floor, leading from the landing which provides access to the fully boarded and insulated loft, is the the master bedroom which exudes tranquility, offering a retreat after a long day. The second bedroom, generously sized and drenched in natural light, is perfect for a double bed, while the third bedroom provides flexibility as a single bedroom or home office. The bathroom, accompanied by a separate WC, completes the internal accommodation.

Externally, the property boasts a driveway with space for two cars at the front, ensuring convenience for homeowners. The rear garden is a haven of relaxation, featuring a well-maintained lawn, a dedicated seating area, and a charming Summerhouse - perfect for enjoying outdoor moments with family and friends. This property holds the advantage of freehold tenure, providing peace of mind and long-term security. In close proximity to a range of amenities including a Co-op, family-run bakery, convenience stores, and beauty salons, the location is as practical as it is desirable. Furthermore, the property falls within the catchment area of highly regarded schools, making it an ideal choice for families.

With its combination of style, functionality, and a coveted location, early viewing is essential to secure this fantastic home.

## FEATURES

- Well-appointed Semi-detached Property
- Envious Brownhill Location
- Two Reception Rooms
- Three Bedrooms
- Driveway Parking For Two Cars
- Superb Rear Garden
- Close To A Wide Array Of Amenities
- Freehold
- Council Tax Band A



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## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Carpet flooring, storage cupboard housing dryer, phone point, uPVC double glazed door.

#### Lounge

Carpet flooring, gas fire, panel radiator, TV point, uPVC double glazed window.

#### Dining Room

Carpet flooring, panel radiator, uPVC double glazed window.

#### Kitchen

Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, integral electric oven, gas hob, extractor fan, plumbed for washing machine, space for fridge freezer, lino flooring, tiled splashback, cupboard housing boiler, space for microwave, uPVC double glazed window and door to rear.

### First Floor

#### Landing

Carpet flooring, loft access, ceiling spotlights, uPVC double glazed window.

#### Master Bedroom

Carpet flooring, ceiling spotlights, panel radiator, uPVC double glazed window.

#### Bedroom Two

Double bedroom with carpet flooring, storage cupboard, panel radiator, uPVC double glazed window.

#### Bedroom Three

Carpet flooring, ceiling spotlights, panel radiator, uPVC double glazed window.

### Bathroom

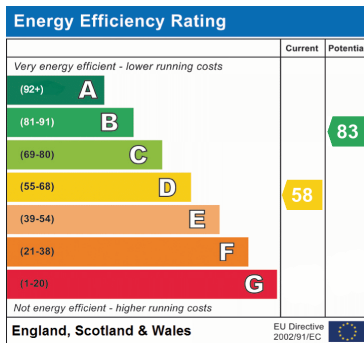
Two piece in white, mains fed shower over the bath, tiled splashback, lino flooring, ceiling spotlights, heated towel radiator, frosted uPVC double glazed window.

### WC

In white, lino flooring.



# FLOORPLAN & EPC



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.