

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

£149,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*TWO BEDROOM, SEMI DETACHED PROPERTY ON ENVIABLE PLOT ON BANK HEY LAND NORTH\*** Situated in a superb position in Brownhill stands this well-appointed home. Boasting both driveway parking and gardens to the front and rear, this property offers an exciting opportunity to add personalisation and is presented to the market with no chain delay.

Presented to the market with no onward chain, this residence promises a hassle-free purchase and an opportunity to create a fantastic home. Upon entering, you are greeted by a porch and hallway, leading to the first floor via a staircase. The lounge is a delightful space with its large bay window, inviting natural light in. A wall-mounted gas fire adds to the cosy ambiance. A second reception room, also featuring a gas fire, provides versatility and overlooks the garden. The kitchen, while requiring modernisation, presents ample potential with its base and eye-level units, complemented by contrasting work surfaces. Additionally, there is a convenient side porch with under stair storage. Ascending to the first floor, you'll find a master bedroom adorned with a feature fireplace, exuding character and charm. Bedroom two offers picturesque garden views, enhancing its appeal. Completing the internal layout is a two-piece bathroom with a separate WC. This property ensures comfort year-round, benefiting from gas central heating powered by a recently installed combi boiler in 2022 and benefits from uPVC double glazing throughout.

Conveniently situated within walking distance to a plethora of amenities in Brownhill, including convenience stores, bakeries, and beauty salons, residents also enjoy easy access to Blackburn, Whalley, and Clitheroe via the nearby bus route. Outside, the property features driveway parking to the front and side, along with a well-kept laid to lawn garden. The rear garden offers a generous expanse of lush greenery, accented by mature trees that provide privacy to the space. This property presents an exciting opportunity for development and personalisation, inviting you to put your own stamp on it. Early viewing is highly advised.

## FEATURES

- No Chain Delay!
- Envable Plot on Bank Hey Lane North
- Well-Appointed Semi-Detached Property
- Sought After Brownhill Location
- Two Reception Rooms
- Two Bedrooms
- Driveway Parking
- Combi Boiler Installed 2022
- Wonderful Front & Rear Gardens
- Freehold; Council Tax Band C



## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Tiled flooring, uPVC double glazed window.

#### Hallway

Carpet flooring, stairs to first floor, uPVC double glazed frosted window.

#### Lounge

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

#### Dining Room

Carpet flooring, wall mounted gas fire, panel radiator, uPVC double glazed window.

#### Kitchen

Range of fitted wall and base units with laminate work surfaces, sink and drainer, space for washing machine, space for cooker, vinyl flooring, uPVC double glazed window.

#### Side Porch

Under stair storage, uPVC double glazed bay window.

### First Floor

#### Landing

Carpet flooring, storage cupboard housing boiler, uPVC double glazed frosted window.

#### Master Bedroom

Carpet flooring, feature fireplace, panel radiator, uPVC double glazed window.

#### Bedroom Two

Carpet flooring, panel radiator, uPVC double glazed window.

### Bathroom

Two piece in purple, electric shower over bath, tiled floor to ceiling, carpet flooring, panel radiator, frosted uPVC double glazed window.

### WC

WC in white, panel radiator, frosted uPVC double glazed window.



# 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.