

**NEW**



**Bank Hey Lane South, Blackburn Asking price £215,000**

- Semi-Detached House
- Three Piece Bedrooms
- Two Reception Rooms
- Driveway
- Beautifully Presented
- Three Piece Bathroom
- Laid To Lawn Gardens
- Garage
- Must Be Viewed

## INTRODUCTION

**\*A STUNNING NEWLY RENOVATED THREE BEDROOMED SEMI DETACHED PROPERTY\***

*This beautifully presented modern three bedroomed property is being welcomed to the market in a popular area of Blackburn. Situated conveniently close to good schools, local amenities, bus routes and network links to Preston, Ribble Valley, Burnley and Darwen. This property has been fully renovated to a high standard with impressive modern kitchen and bathroom, spacious rooms throughout, has a stylish interior and beautiful gardens to the front and the rear, this property is a fantastic home for a growing family or couple looking to upsize.*

*The property comprises briefly; a welcoming hallway with stairs to the first floor and doors leading to the modern kitchen and to the reception room. The reception room opens up leads to the second reception room which has patio doors to the rear and a door to a kitchen. The first floor landing has doors to three bedrooms, a three piece family bathroom and a separate WC.*

*Externally: the property offers off-road parking on the driveway leading to the garage, and a laid to lawn garden whilst at the rear is a lawned garden with a patio and decking.*

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

## Ground Floor

### Entrance

UPVC double glazed frosted doors leading into the hallway.

### Hallway

**10'4 x 7'5 (3.15m x 2.26m)**

Designer radiator, coving to the ceiling, smoke alarm, stairs to the first floor, under-stairs storage cupboard, tiled flooring and doors leading to the kitchen and to the reception room.

### Reception Room One

**22'9 x 10'11 (6.93m x 3.33m)**

UPVC double glazed bay window, central heating radiator, gas fire with granite surround, glitter designer wall covering, feature wall light, television point, coving to the ceiling, and French doors leading to reception room two.

### Reception Room Two

**12'9 x 10'4 (3.89m x 3.15m)**

UPVC double glazed patio doors to the rear, designer radiator, television point, spotlights and a door leading to the kitchen.

### Kitchen

**24'3 x 7'3 (7.39m x 2.21m)**

UPVC double glazed window, two designer radiators, a range of handmade gloss wall wood effect wall and base units, granite effect work surfaces, gold mirrored mosaic wall tiles, stainless steel one and half sink, drainer and mixer tap, integrated electric double oven and microwave, five ring gas hob, extractor hood, space for an American fridge freezer, plumbing for a dishwasher, space for s tumble dryer, tiled flooring, spotlights and a UPVC double glazed frosted door to the rear.

## First Floor

### Landing

**7'5 x 7'5 (2.26m x 2.26m)**

UPVC double glazed frosted window, doors to the bathroom, the WC and to three bedrooms.

### Bedroom One

**13'2 x 11' (4.01m x 3.35m)**

UPVC double glazed bay window, central heating radiator, designer wallpaper, television point and spotlights.

### Bedroom Two

**7'5 x 7'3 (2.26m x 2.21m)**

UPVC double glazed window, central heating radiator and a television point.

### Bedroom Three

**7'5 x 7'3 (2.26m x 2.21m)**

UPVC double glazed window, central heating radiator, designer wallpaper, handmade cabin bed and a television point.

### Bathroom

**7'3 x 5'5 (2.21m x 1.65m)**

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprises: a panelled jacuzzi bath with direct feed shower, twin flush WC, vanity top wash basin with mixer tap, twin flush WC, fully-tiled elevations and spotlights.

### WC

**4'4 x 2'5 (1.32m x 0.74m)**

UPVC double glazed frosted window, low basin WC, part-tiled elevations and spotlights.

## External

### Front

Off-road parking on the driveway leading to the garage, and a laid to lawn garden with planted beds.

### Rear

Lawned garden with a paved patio and decking.

### Agents Notes

Council Tax Band C