



32 Old Bank Lane, Blackburn

£165,000 Freehold

THREE BEDROOM SEMI-DETACHED FAMILY HOME ON OLD BANK LANE This well-appointed semi-detached property is nestled conveniently on Old Bank Lane, offering a seamless blend of comfort and accessibility. With no chain delay, this would make a hassle free purchase. Early viewing is highly advised!

Council Tax band: B

Tenure: Freehold



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As you step inside, you're greeted by an inviting entrance hallway which flows into the expansive 19ft lounge, where a cosy gas fire stands as the focal point, creating a warm and inviting ambiance. French doors lead from the lounge out to the rear garden, seamlessly blending indoor and outdoor living. The fitted kitchen, adjacent to the lounge, boasts ample storage provided by white base and eye level units. There's plenty of space for under-counter appliances, catering to all your culinary needs. Additional storage can be found conveniently tucked away under the stairs.

Ascending to the first floor, you'll find the master bedroom, offering ample space for wardrobes and personalisation. Bedroom two comfortably accommodates a double bed, while the third bedroom provides versatility as a single bedroom or perhaps a home office space. The three-piece shower room, adorned with monochrome tiling, adds a touch of style to the home.

Practical amenities enhance the comfort of this property, including full double glazing and gas central heating, with the added convenience of a combi boiler installed just two years ago. Conveniently positioned, this home ensures easy access to the M65 motorway, ideal for commuters, and is within walking distance to the Royal Blackburn Hospital as well as excellent amenities.

Outside, the front of the property offers driveway parking for two cars, complemented by a garage equipped with power and lighting. The rear garden features a delightful flagged patio area, perfect for al fresco dining or entertaining, and a laid to lawn area making this external space ideal for families. High interest is expected for this property and so early viewing is essential.



Vestibule

Laminate flooring, stairs to first floor.

Lounge

19' 6" x 10' 7" (5.94m x 3.23m)

Laminate flooring, gas fire with tiled hearth and wood surround, uPVC double glazed French doors to rear garden, panel radiator, TV point, phone point, uPVC double glazed window.

Kitchen

10' 9" x 7' 8" (3.28m x 2.34m)

Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, electric oven, gas hob, extractor fan, combi boiler, door to rear garden, under stair storage, plumbed for washing machine, panel radiator, uPVC double glazed window.

Landing

Carpet flooring, frosted uPVC double glazed window.

Bedroom One

10' 4" x 10' 7" (3.15m x 3.23m)

Double bedroom with laminate flooring, panel radiator, uPVC double glazed window.

Bedroom Two

8' 10" x 10' 8" (2.69m x 3.25m)

Double bedroom with laminate flooring, panel radiator, uPVC double glazed window.

Bedroom Three

7' 6" x 7' 10" (2.29m x 2.39m)

Single bedroom with laminate flooring, panel radiator, uPVC double glazed window.

Bathroom

3' 0" x 7' 10" (0.91m x 2.39m)

Three piece in white with shower enclosure, tiled floor to ceiling, tiled flooring, ceiling spotlights, heated towel radiator, uPVC frosted double glazed window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
654.71 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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