



244 Heys Lane, Blackburn

£315,000 Freehold

FOUR BEDROOM DETACHED PROPERTY ON ENVIABLE PLOT ON HEYS LANE WITH HOME OFFICE Set in a desirable position in Livesey stands this beautifully presented home, offering ample living space with three reception rooms and wonderful gardens, making it perfect for family life and entertaining.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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As you enter the property, you are greeted by a welcoming hallway, which features the staircase to the first floor, convenient storage, and a stylish WC. The lounge is a relaxing space, boasting a multi-fuel stove and two double-glazed windows that flood the room with natural light. Adjacent to the lounge is the elegant dining room, which has French doors leading out to the gorgeous rear garden, creating a seamless indoor-outdoor living experience.

The modern kitchen offers ample storage with white shaker-style base and eye-level units, contrasting work surfaces, and integral appliances including a dishwasher and a hot tap. A central island provides a casual dining option, perfect for quick meals and social gatherings. The utility room offers additional storage and space for your laundry needs. A third reception room adds versatility to this spacious home, catering to the needs of a large family. The garage has been expertly converted into a fantastic office space, ideal for those who work from home or need a quiet study area.

On the first floor, the master bedroom is a serene retreat, featuring four windows and fitted wardrobes. There are three further bedrooms; two generous double rooms and a good-sized single room with storage. The four-piece family bathroom is finished to a high standard, complete with luxurious modern tiling, a shower, and a bath.

Solar panels enhance the property's efficiency, ensuring cheaper energy bills. Outside, the property enjoys lovely open aspects to the front and offers driveway parking for three cars. The expansive rear garden is a true highlight, featuring a large lawn, a decked seating area, and a flagged patio – perfect for outdoor dining and entertaining.

This exceptional property on Heys Lane is a must-see for anyone seeking a spacious, stylish, and versatile family home in a desirable location. With a wide array of amenities within walking distance this property is ideally placed and is positioned within the catchment area of highly regarded schools. Internal viewing is advised to appreciate the space and high standard of accommodation on offer.



Vestibule

Tiled flooring, uPVC double glazed window and front door.

Hallway**Lounge**

Wood flooring, ceiling coving, multi fuel stove with beam, uPVC double glazed window x2, panel radiator.

Second Reception Room

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

Dining Room

Laminate flooring, ceiling coving, uPVC double glazed French doors leading to rear garden.

Kitchen Diner

Range of fitted wall and base units and contrasting work surfaces, tiled flooring, sink and drainer, integral dishwasher, fridge freezer, double electric oven, hot tap, 5x ring gas hob, extractor fan, island allowing space for 4x stools, ceiling spotlights, uPVC double glazed window and door to rear.

Utility

Tiled flooring, fitted cupboard, plumbed for washing machine, space for fridge freezer and tumble dryer, cupboard housing boiler, uPVC double glazed window.

WC

Tiled flooring, two piece in white, tiled splashbacks, vanity cupboard, panel radiator, uPVC double glazed frosted window.

Office (was Garage)

Laminate flooring, ceiling coving, ceiling spotlights, 2x uPVC double glazed window and door to rear.

Landing

Carpet flooring, ceiling spotlights.

Bedroom 1

Carpet flooring and laminate in wardrobe area, fitted wardrobes, 4x uPVC double glazed window, panel radiator.

Bedroom 2

Carpet flooring, ceiling spotlights, storage cupboard x2, uPVC double glazed window, panel radiator.

Bedroom 3

Carpet flooring, uPVC double glazed window, panel radiator.

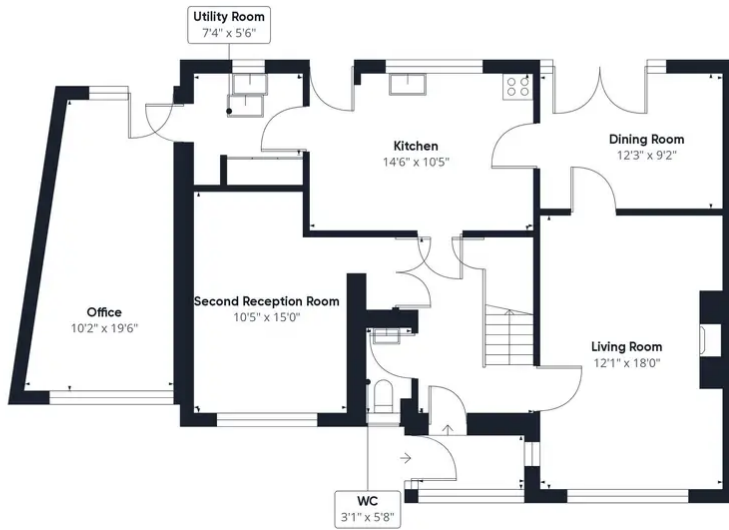
Bedroom 4

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

Bathroom

Tiled flooring, four piece suite in white with mains fed shower enclosure, tiled floor to ceiling, ceiling spotlights, heated towel radiator, 2x uPVC double glazed frosted window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1748.87 ft²

Reduced headroom
7.2 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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