



PROCTORS

ESTATE AGENTS

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115 Buncer Lane, Blackburn

“offers over” £350,000

Internal inspection is essential to fully appreciate this excellent, mature semi-detached house in this much sought after residential area facing Witton Park. The property has been extended to provide superb living accommodation on three floors. There are four bedrooms (all with fitted wardrobes), a four-piece family bathroom, a three-piece shower room and a two-piece cloakroom. There is an attractive lounge, dining room/sitting room, sun room and a fully fitted breakfast kitchen. In addition, there is a utility room, with access to the garage. Gas central heating and PVC double glazing are both installed. Externally, there is a driveway with parking for several cars to the front and a private enclosed garden to the rear. This is a very impressive property and early viewing is recommended.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification



115 Buncer Lane, Blackburn

from their solicitor.

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator, laminate flooring, cloaks cupboard downstairs, PVC double glazed window, storage cupboards

LOUNGE

13' 3" x 14' 3" (4.04m x 4.34m) Into PVC double glazed bay window, double radiator, living flame gas fire in fire surround

SITTING ROOM

13' 3" x 11' 1" (4.04m x 3.38m) Radiator, gas fired stove, double doors to sun lounge

SUN LOUNGE

17' 2" x 6' 11" (5.23m x 2.11m) Radiator, PVC double glazed windows & French doors

UTILITY ROOM

7' 4" x 4' 10" (2.24m x 1.47m) Radiator, plumbed for washer & dryer, PVC double glazed window, door to garage

THREE PIECE SHOWER ROOM

Walk in shower, wash basin, WC, PVC double glazed window, fitted rails

FULLY FITTED BREAKFAST KITCHEN

12' 1" x 11' 6" (3.68m x 3.51m) Full range of attractive custom made wall & floor units including drawers, breakfast bar, single drainer sink unit, built in oven, microwave, warmer drawer, spotlighting, radiator

STAIRS TO FIRST FLOOR

LANDING

Radiator, spotlighting, PVC double glazed window

BEDROOM ONE

11' 5" x 14' 5" (3.48m x 4.39m) Into PVC double glazed bay window, double radiator, full range of fitted wardrobes, including drawers & dressing table unit

BEDROOM TWO

11' 7" x 13' 3" (3.53m x 4.04m) Radiator, PVC double glazed window, fitted wardrobes (gas fired central heating boiler unit)



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	70c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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BEDROOM THREE

9' 11" x 8' 0" (3.02m x 2.44m) Radiator, PVC double glazed window, fitted wardrobes

FOUR PIECE FAMILY BATHROOM

Corner bath with jacuzzi, walk in shower, wash basin, WC, PVC double glazed window, fully tiled walls

SECOND FLOOR

BEDROOM FOUR

13' 4" x 10' 11" (4.06m x 3.33m) Radiator, 2 x velux double glazed windows, eaves access, PVC double glazed window, fitted mirrored wardrobes, built in cupboard (gas water heater)

TWO-PIECE CLOAKROOM

Wash basin, WC, Velux double glazed window

OUTSIDE

Private gardens to the rear - lawn & patio, driveway to the front with parking for several cars

GARAGE

12' 7" x 8' 0" (3.84m x 2.44m) Roller up & over door (remote controlled)

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Blackburn

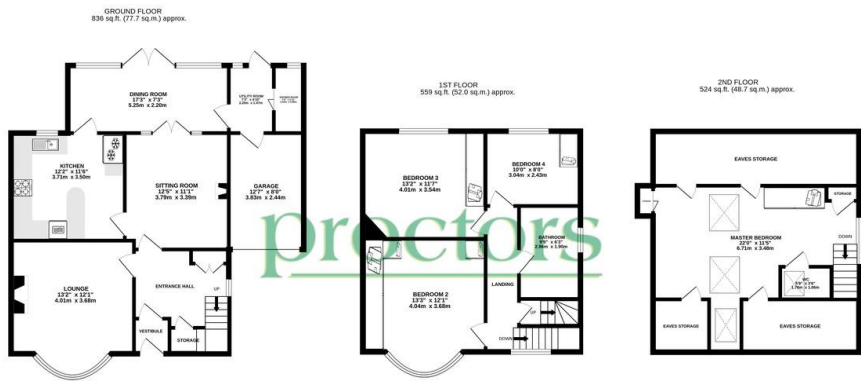
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115 BUNCER LANE - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1919 sq. ft. (178.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		