



## Billinge Side, Blackburn

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom mid-terrace cottage, ideally situated in a highly sought-after semi-rural location on the outskirts of Blackburn. This charming home seamlessly blends modern living with traditional character, offering a warm and inviting space perfect for couples or families. Nestled between the picturesque villages of Pleasington and Feniscowles, the property enjoys a peaceful setting surrounded by open countryside and woodland walks, while still being within easy reach of local shops, cafés, pubs, and well-regarded schools. Excellent transport links are close by, with Pleasington and Blackburn train stations providing services to Preston, Manchester, and beyond, and the M65 motorway just a short drive away for convenient commuting.

Upon entering the property, you are welcomed by a spacious porch, ideal for coats and shoes, which leads into the cosy yet generously sized lounge. This room exudes charm, featuring a wood-burning stove and large front-facing window that fills the space with natural light while framing the beautiful open views. To the rear, the home opens into a stunning bespoke kitchen and dining room, complete with integrated appliances including a wine cooler, fridge, freezer, and dishwasher. Thoughtfully designed with both style and functionality in mind, this space provides the perfect setting for family meals and entertaining, with direct access to the rear garden through patio doors.

To the first floor, the master bedroom is spacious and filled with light, offering panoramic countryside views. The second bedroom is another generous double, while the third bedroom would make an ideal single or home office. A modern three-piece family bathroom completes this floor, finished to a contemporary standard.

Externally, the property benefits from street parking and a gated front garden with a charming patio seating area. To the rear, the landscaped split-level garden boasts two seating terraces, ideal for relaxing or entertaining, and backs onto mature woodland, offering exceptional privacy and tranquillity.

This wonderful home perfectly combines rustic charm with modern living — a true countryside retreat just minutes from Blackburn's amenities.















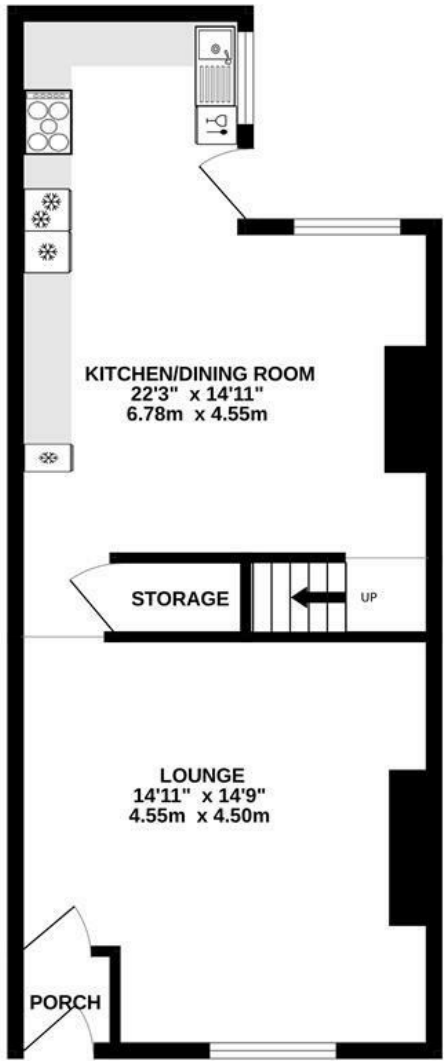




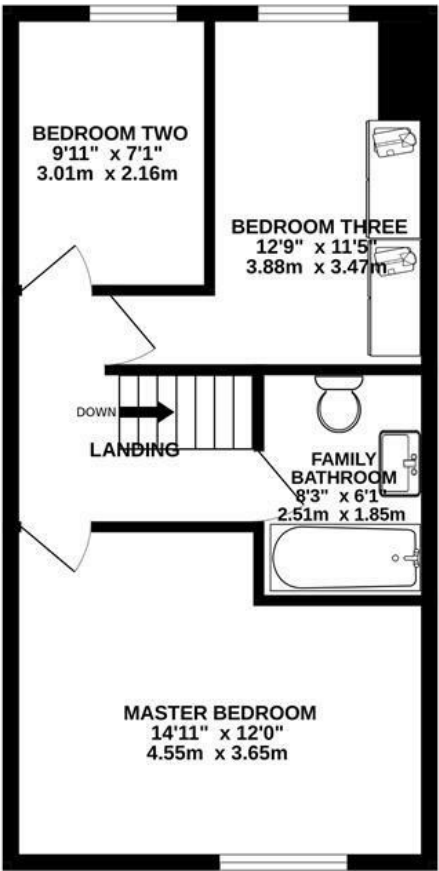


# BEN ROSE

GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.




1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 