



Heys Lane, Blackburn

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated in a desirable residential area of Blackburn. Finished to a high standard throughout, this spacious property offers modern living accommodation combined with a warm and welcoming feel, making it an ideal choice for growing families. The home benefits from a range of attractive features including solar panels, stylish wood panelling throughout much of the property, underfloor heating in the family bathroom, and lovely open views of fields to both the front and rear, creating a peaceful setting. Blackburn offers an excellent range of local amenities including highly regarded schools, supermarkets, leisure facilities, restaurants and parks, whilst benefiting from convenient transport links via nearby bus routes, Blackburn train station and easy access to the M65 motorway, providing straightforward connections to Preston, Burnley, Manchester and beyond.

Upon entering the property, you are welcomed by a porch which leads through to the entrance hall. From here, access is provided to the first-floor staircase, a convenient ground floor WC, a versatile family room currently used as an additional seating area, and the generously sized lounge. The lounge is a superb space for relaxing, centred around a charming log-burning stove with fitted storage cabinets to either side and enhanced by feature lighting. To the rear of the home, the impressive kitchen has been thoughtfully designed and is fitted with a range of integrated appliances, ample storage solutions and a central island incorporating additional cupboards and a breakfast bar. Stone flooring runs throughout both the kitchen and adjoining utility room, adding a stylish and practical finish. Just off the kitchen is the dining room, providing an excellent setting for family meals and entertaining guests. Completing the ground floor is the converted garage, a substantial room currently utilised as a playroom, offering fantastic flexibility for a variety of uses thanks to its generous proportions and dual aspect windows.

The first-floor landing provides access to four well-proportioned bedrooms, all of which offer comfortable accommodation for family living. The master bedroom and second bedroom are particularly impressive in size and both benefit from built-in wardrobes and additional storage. The remaining bedrooms are equally versatile and can easily accommodate children's rooms, guest bedrooms or a home office if required. Serving the first floor is the beautifully finished four-piece family bathroom, featuring underfloor heating and contemporary fittings that perfectly complement the home's modern interior.

Externally, the property continues to impress with a driveway to the front providing off-road parking for multiple vehicles, alongside a neatly maintained lawn and attractive flower beds which enhance the home's kerb appeal. To the rear is a private and enclosed garden designed with ease of maintenance in mind, featuring a lawned area, a paved seating space ideal for outdoor dining and entertaining, and a useful storage shed. Backing onto open fields and enjoying similarly pleasant views to the front, the outdoor space offers a wonderful sense of tranquillity rarely found in such a convenient location. Combining spacious family accommodation, high-quality finishes and a peaceful setting, this is a fantastic opportunity to acquire a truly wonderful family home in Blackburn.



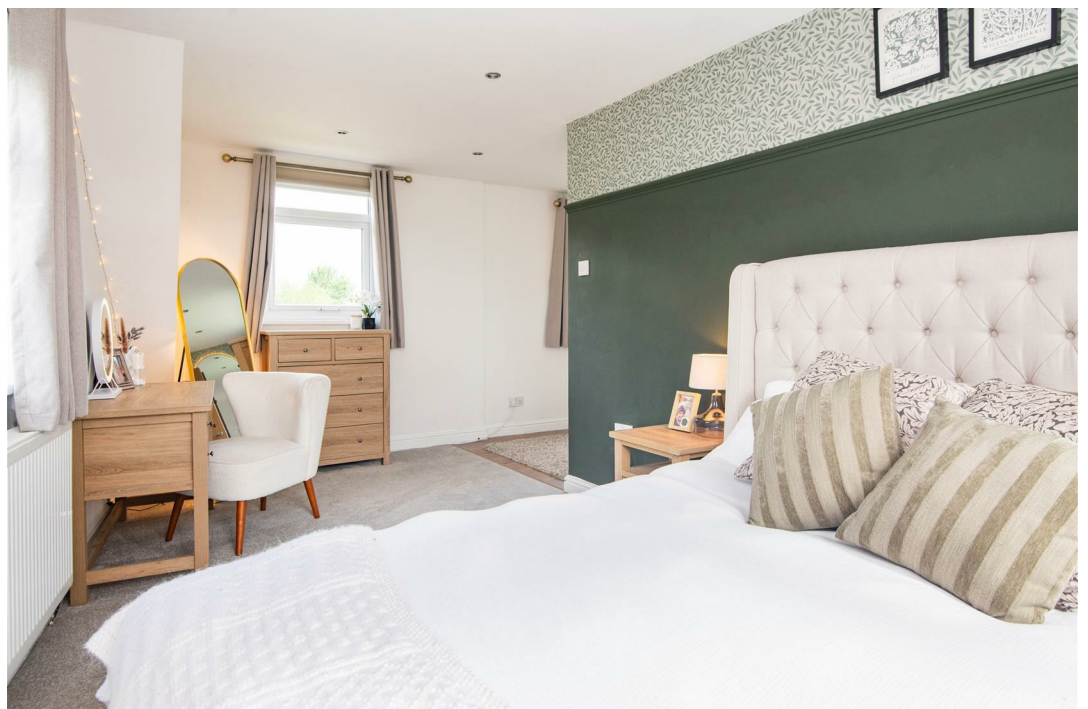










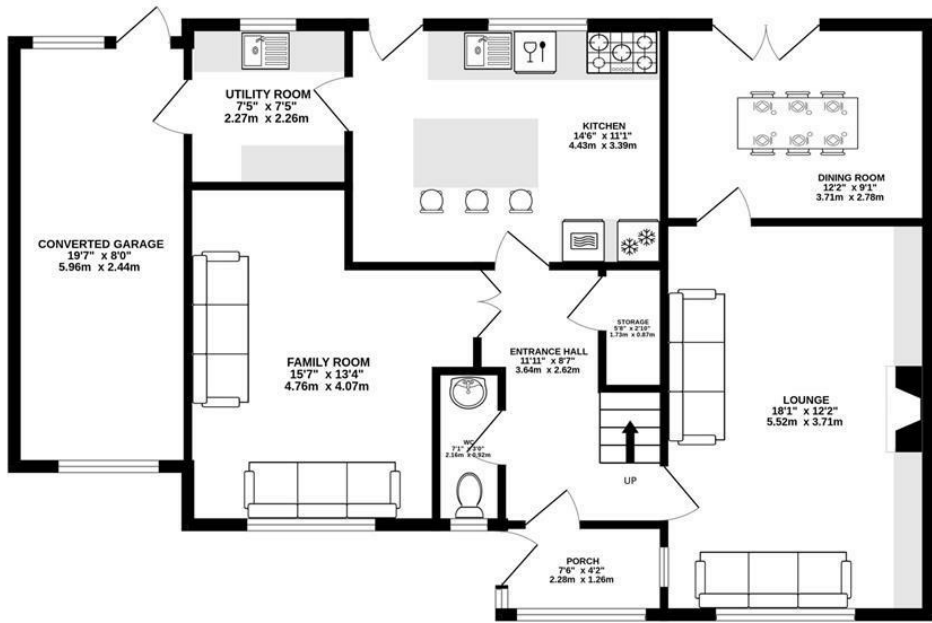




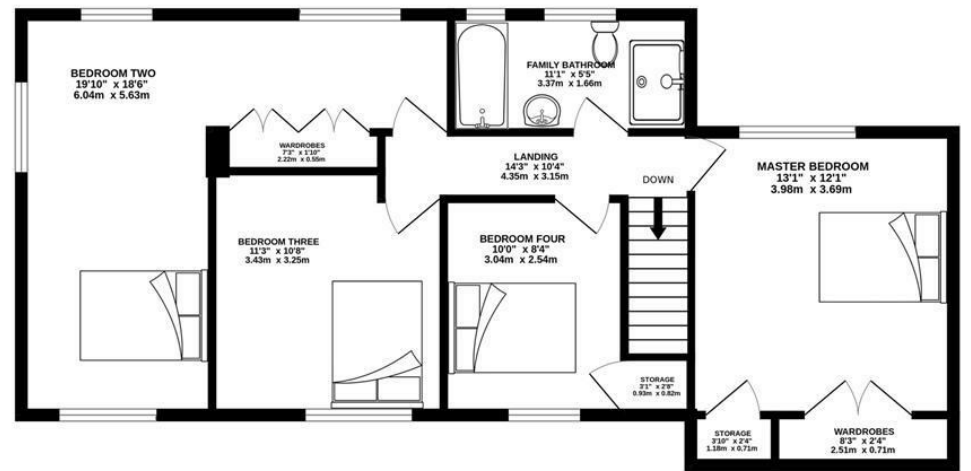




GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

