



## Laurel Bank Terrace, Feniscowles, Blackburn

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this contemporary three bedroom, mid terrace property, blending original features with modern convenience. Arranged over three impressive floors, this home offers fantastic space for the growing family. Merging character with practicality, this home has been thoughtfully renovated throughout and enjoys a lovely rear aspect and the added benefit of rear parking. Ideally positioned on the sought-after border of Hoghton and Feniscowles, the location provides excellent access to a wealth of local amenities, well-regarded schools, and scenic countryside walks. Commuters are well catered for with convenient access to the M65 motorway network, regular bus links, and nearby train stations in Blackburn, Pleasington and Darwen, offering direct routes to Preston, Manchester and beyond. Blackburn town centre is just a short drive away, providing a wide range of shops, leisure facilities and dining options.

Internally, the property begins with a welcoming vestibule leading into the main reception hallway with the staircase ascending up to the first floor. From here, you are guided into the impressive open-plan ground floor, designed with modern family life at its heart. The cosy front lounge boasts bespoke fitted plantation blinds and a TV mount, creating a relaxed and homely atmosphere. This flows effortlessly into the spacious family dining room via the sliding rail doors, large enough to accommodate a generous dining table and enhanced by a beautiful original fireplace — one of several traditional touches retained throughout the home. The dining area then opens into the stunning, contemporary kitchen, featuring marble worktops, a central island with breakfast bar seating, and a range of integrated appliances including a fridge, wall-mounted oven and induction hob. The seamless layout and high-end finish offer the perfect blend of style, practicality and sociable family living. French doors then lead out into the yard.

To the first floor, you'll find two of the three spacious bedrooms, both capable of accommodating double beds, with bedroom two showcasing another charming original fireplace. The spectacular, ultra-modern family shower room is also located on this level, boasting His & Hers sinks, LED lighting, an exposed brick feature wall and a luxurious rainfall shower — creating a spa-like experience for busy family life.

Ascending to the second floor, you'll discover the impressive master bedroom. This bright and airy space enjoys a Juliette balcony, ample eaves storage and a stunning ensuite complete with a freestanding bath. The combination of sleek modern design and characterful touches makes this floor a true retreat.

Externally, the front of the property provides space for on-road parking, with the addition of a more private parking spot available to the rear. The rear yard is low-maintenance and features a useful outbuilding for storage, opening out onto an open lawn area and a beautiful green field with woodland beyond providing a lovely backdrop for families.

This is a superbly presented home that flawlessly blends modern living with traditional charm, in a highly sought-after location — early viewing is strongly encouraged.

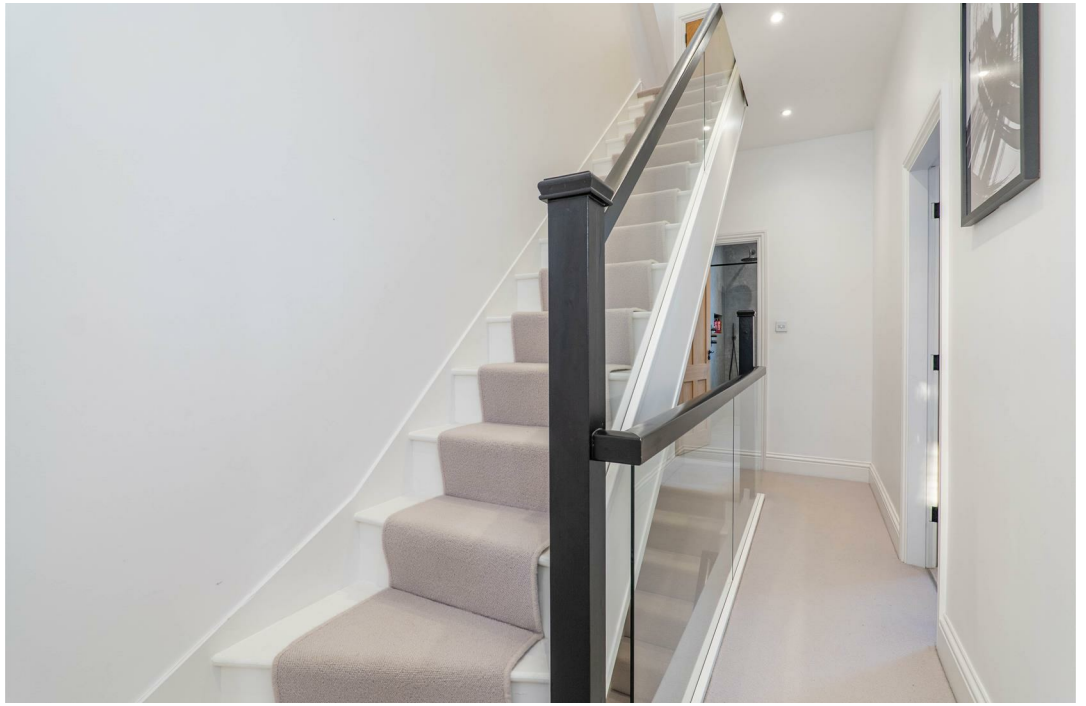












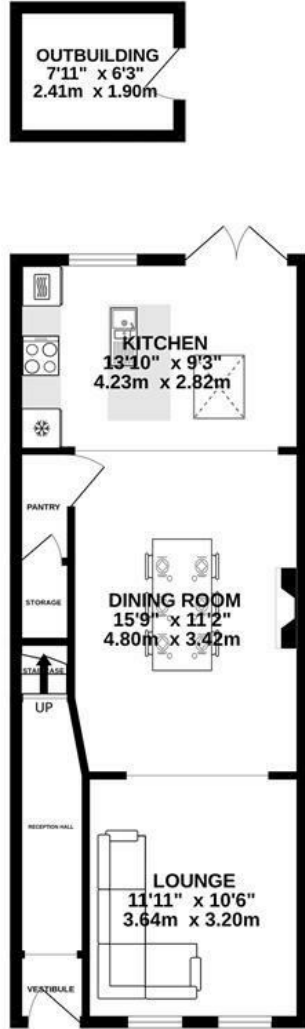




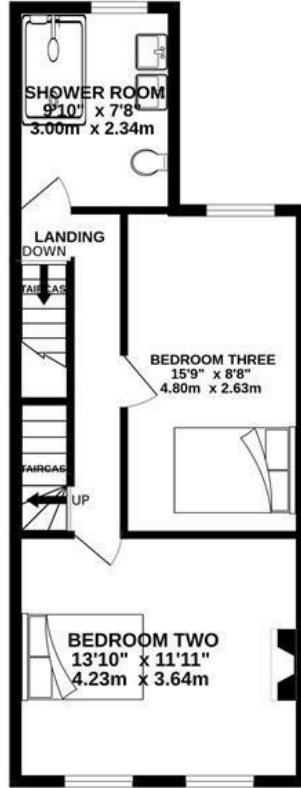




GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



2ND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.

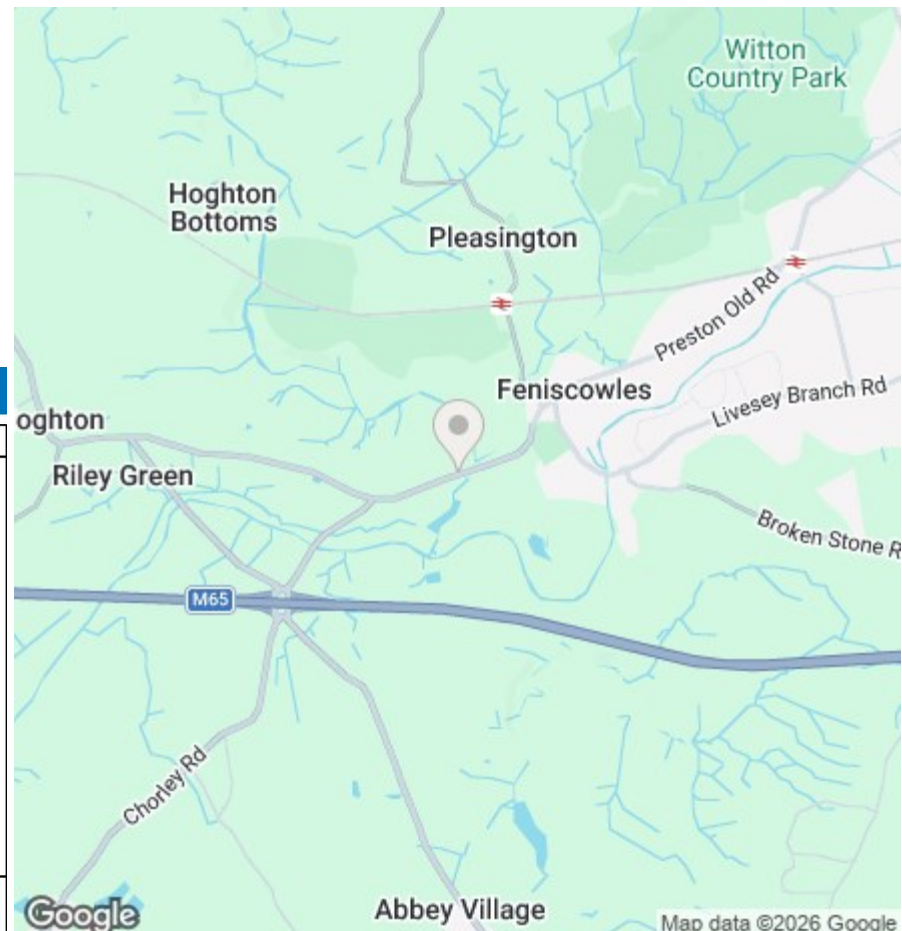


TOTAL FLOOR AREA : 1456 sq.ft. (135.2 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 75, Potential: 83

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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