



## **Laurel Bank Terrace, Feniscowles, Blackburn**

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to market this generously proportioned four bedroom, end terrace property, rich in original features and arranged over four impressive floors, offering fantastic space for the growing family. Blending character with practicality, this home 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.

Stepping through the vestibule, you are welcomed into the main reception hall where the original tiled flooring immediately sets the tone for the character found throughout the home, with access to the staircase leading to the upper floors. To the front, the spacious lounge features beautiful original wooden flooring and a striking fireplace that serves as a captivating focal point, creating a warm and inviting family space. Moving through, the sizeable dining room also benefits from a feature fireplace and rustic stone flooring, offering ample room for a large family dining table and entertaining. From here, there is access down to the basement level, providing excellent additional storage or further potential. To the rear, the kitchen enjoys access out to the yard, making it a practical and sociable space for everyday family life.

The first floor hosts three of the four bedrooms, all well-proportioned and ideal for family living. Bedrooms two and three are particularly generous, with bedroom two enjoying the pleasant rear aspect. Completing this floor is the impressive four-piece family bathroom, featuring a freestanding bath and separate shower, offering both style and functionality for busy households.

Occupying the second floor is the master bedroom suite, providing a peaceful and private retreat. This spacious room benefits from a two-piece en-suite bathroom, ample built-in storage, and a Velux window which fills the space with natural light while taking in those attractive rear views over the surrounding area.

Externally, the front of the property provides space for on-road parking, with the addition of private parking available to the rear in the yard. The rear yard offers a multiple use as a driveway and is low-maintenance, 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 with traditional charm throughout in a highly sought-after location — early viewing is strongly encouraged.





































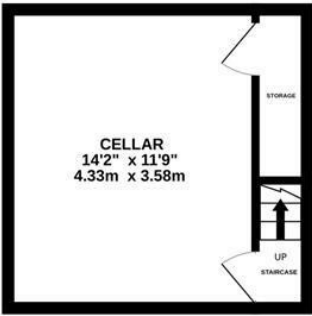




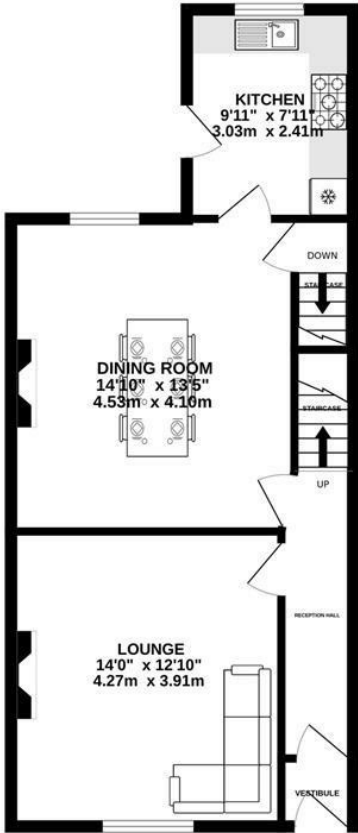


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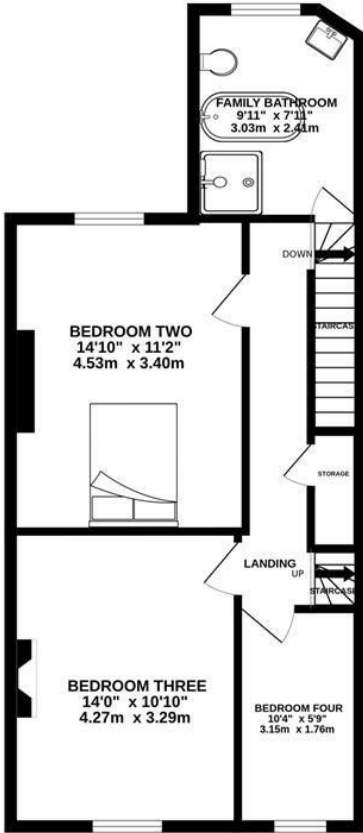
**BASEMENT**  
201 sq.ft. (18.7 sq.m.) approx.



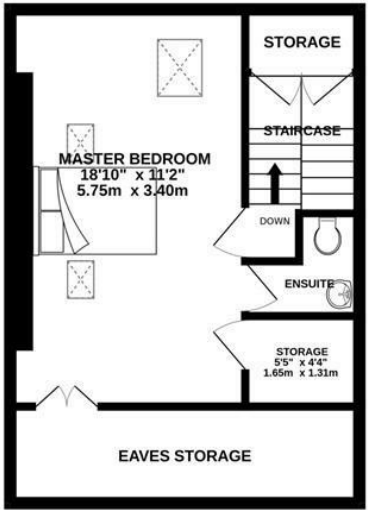
**GROUND FLOOR**  
541 sq.ft. (50.2 sq.m.) approx.



**1ST FLOOR**  
549 sq.ft. (51.0 sq.m.) approx.



**2ND FLOOR**  
378 sq.ft. (35.2 sq.m.) approx.




TOTAL FLOOR AREA : 1669 sq.ft. (155.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	70
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 