



## Billinge Side, Blackburn

**Offers Over £209,995**

Ben Rose Estate Agents are pleased to present to market this charming two bedroom mid-terrace home, offering a warm and inviting feel throughout and ideal for couples or small families looking for a property that blends character with modern comfort. Thoughtfully presented and well maintained, the home benefits from spacious rooms, stylish finishes and a practical layout suited to day-to-day living. Situated in a popular residential area of Blackburn, the property enjoys a convenient position close to a wide range of local amenities including shops, supermarkets, schools, parks and leisure facilities. Excellent travel links are close at hand, with nearby bus routes, access to the M65 motorway for commuting towards Preston, Burnley and Manchester, and train services from Blackburn station providing easy regional connections. The surrounding Lancashire countryside is also within easy reach, offering plenty of opportunities for outdoor walks and recreation.

Stepping inside, you are welcomed by a vestibule leading into an inviting and homely lounge, featuring a beautiful bay window that fills the room with natural light and a log burning stove creating a cosy focal point. The lounge flows seamlessly into the dining room, a versatile space perfect for both family meals and entertaining, complete with an electric wall-mounted fire and access to the first floor staircase. Moving through to the rear of the home, the modern kitchen is well equipped with several integrated appliances and enhanced by dual skylights that brighten the space beautifully. From here there is access to a practical WC that also serves as a utility room, complete with plumbing for a washer and dryer, adding to the home's everyday convenience.

Ascending to the first floor, the landing provides access to two well-proportioned double bedrooms, with the master bedroom being particularly spacious and benefitting from built-in wardrobes for excellent storage. The second bedroom offers flexibility as a guest room, nursery or home office, depending on needs. Completing the upper floor is a contemporary family bathroom fitted with modern fixtures and finishes, providing a clean and relaxing space to unwind.

Externally, the front of the property features a stone pathway leading to the entrance, framed by mature flower beds that provide a welcoming first impression, along with attractive views overlooking the surrounding countryside. To the rear, the tiered garden offers plenty of potential for further landscaping or personalisation, backing onto peaceful woodland and including a useful storage shed. It's an excellent space for relaxing outdoors during the warmer months, enjoying the sun and the private setting. Overall, this is a beautifully presented home in a convenient yet scenic location, offering character, comfort and practicality — ideal for buyers seeking a well-rounded property in Blackburn.







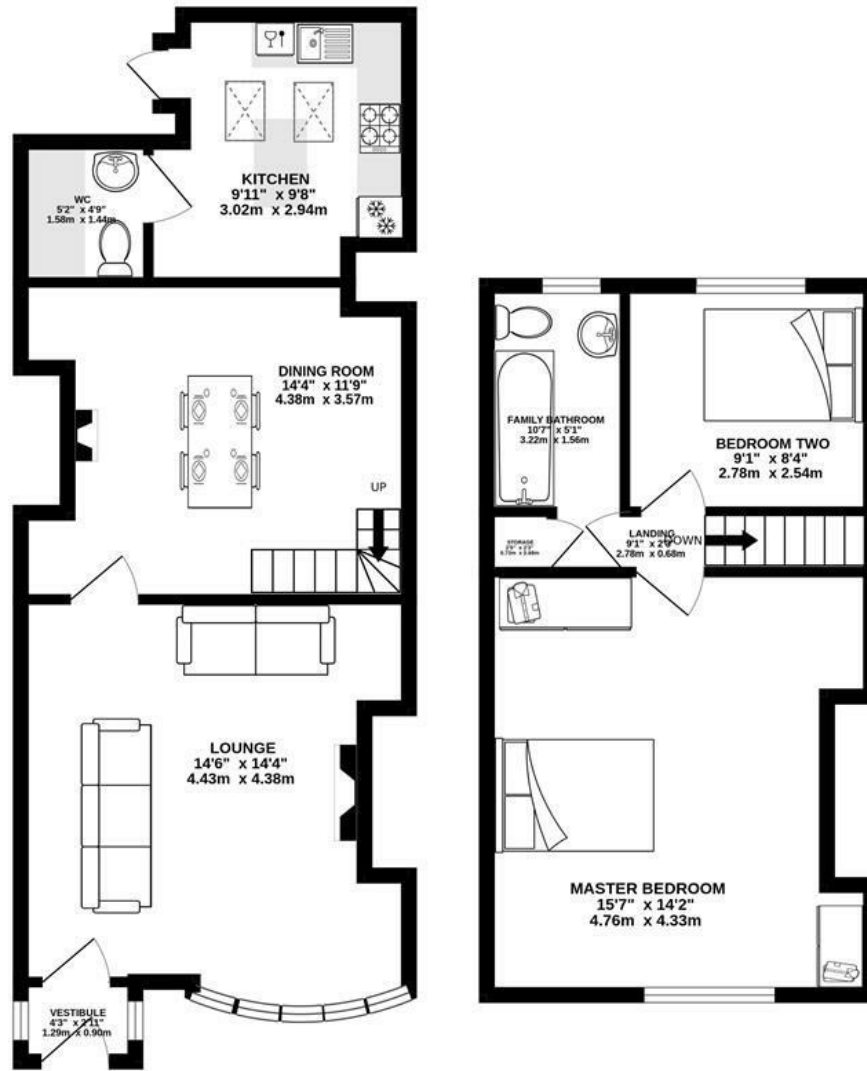






GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (78.0 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>86</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>			
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