



13 School Lane, Guide, Blackburn, BB1 2LW

Price £160,000

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Lock and Key Estate Agents are delighted to offer this spacious and well-presented three-bedroom terraced property, ideally situated in a sought-after location with excellent access to local amenities, schools and motorway networks.

The accommodation briefly comprises an entrance hallway leading to a generous open-plan lounge and dining room, creating an ideal family living space. The lounge benefits from a feature dual-fuel fire, providing both a focal point and a cosy atmosphere throughout the colder months. The fitted kitchen offers ample storage and workspace.

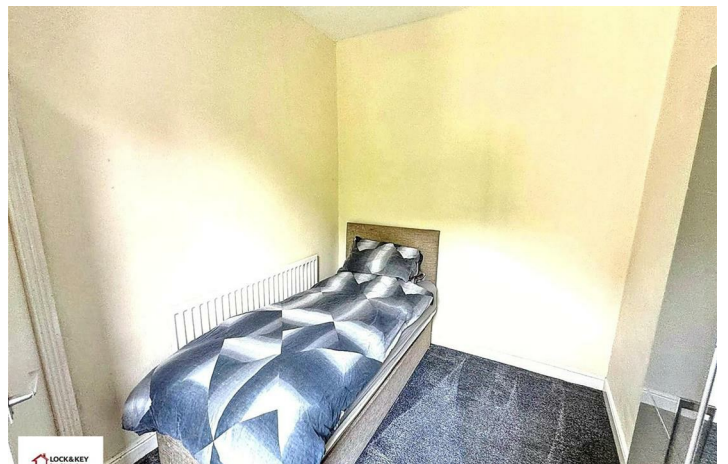
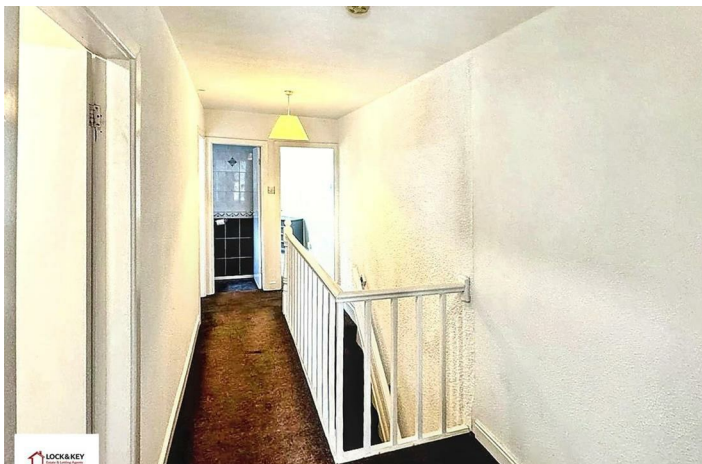
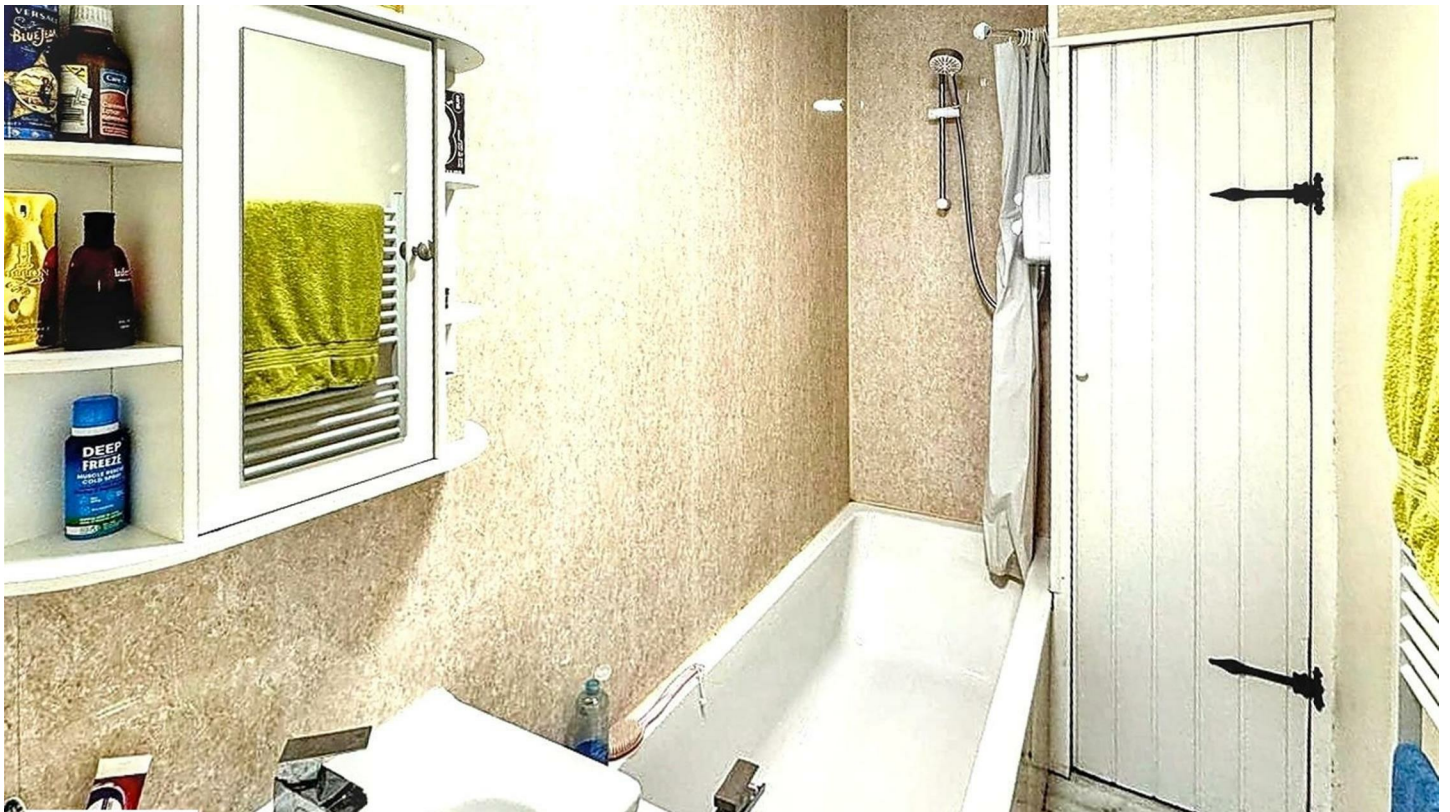
To the first floor are three good-sized bedrooms, a family bathroom and the added convenience of a separate WC.

The property also benefits from an attic space which, subject to the necessary planning permissions and building regulations approval, may offer potential for conversion, making it an attractive prospect for those seeking additional accommodation in the future.

Externally, the property features a rear yard with a substantial outbuilding complete with electricity supply, ideal for storage, a workshop or hobby space.



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 01254 449034 to make an appointment.

EPC Rating:

D

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

