



**9 Lower Hollin Bank Street, Blackburn, BB2 4US**

**Asking price £149,500**

# 9 Lower Hollin Bank Street, Blackburn BB2 4US

Welcome to this charming mid-terrace house located on Lower Hollin Bank Street in Blackburn. This new build property, completed in 2014, offers a contemporary living experience with modern decor throughout. Spanning an impressive 893 square feet, the home features a well-designed layout that is both functional and inviting.

Upon entering, you will find a spacious reception room that serves as the perfect space for relaxation or entertaining guests. The property boasts three comfortable bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. In total, there are three bathrooms, making it ideal for families or those who enjoy having guests.

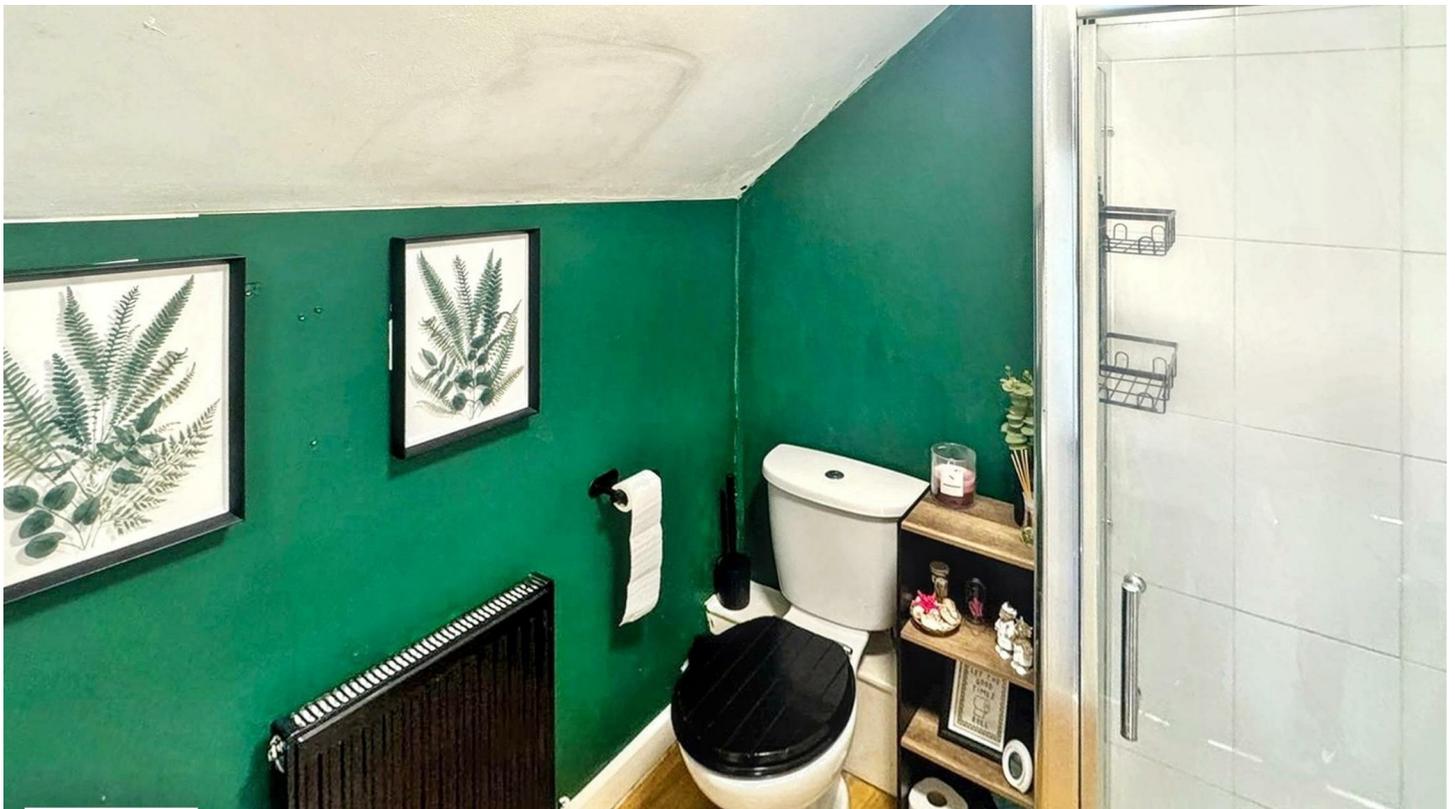
The ground floor also includes a convenient W/C, enhancing the practicality of the home. The modern design elements create a fresh and airy atmosphere, making it easy to envision your life here.

Outside, you will benefit from off-street parking for two cars, a valuable feature in this bustling area. The property is situated close to the town centre, providing easy access to a variety of shops, restaurants, and local amenities, making it an excellent choice for those who appreciate the vibrancy of urban living.

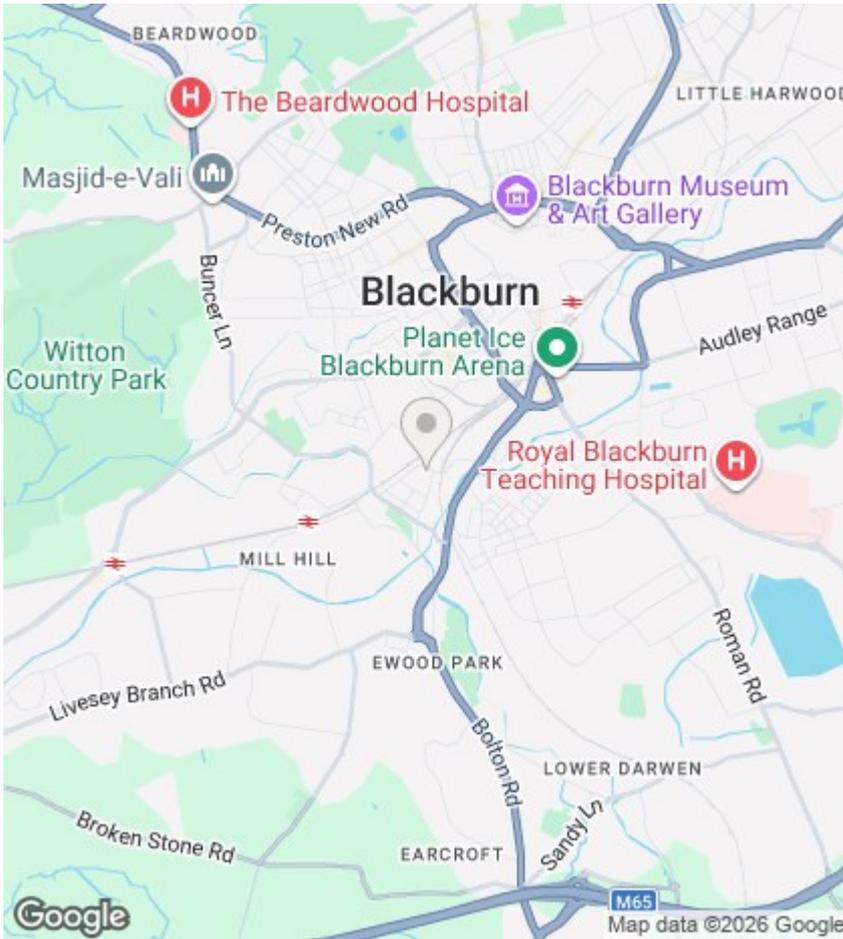
This delightful home is perfect for families, professionals, or anyone seeking a stylish and comfortable residence in Blackburn. Don't miss the opportunity to make this property your own.



Council Tax Band: A







## Directions

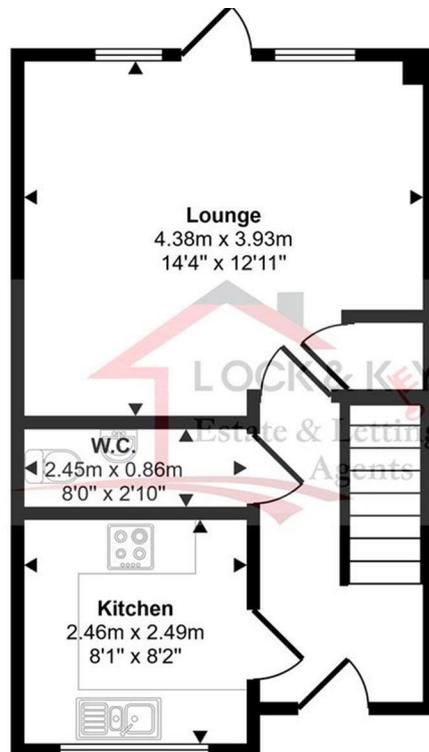
## Viewings

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

## EPC Rating:

C

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>		75	75
(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	



## Ground Floor

Approx 33 sq m / 350 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Spazzy 360