



Well Lane, Blackburn, BB2 7FX

£1,995 Per Month

A SPACIOUS FOUR BEDROOM DETACHED HOME

Nestled in the desirable area of Well Lane, Blackburn, this splendid four-bedroom detached house is now available for rent. This property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for relaxation and entertainment. The bright kitchen diner is perfect for family meals and gatherings, while the separate utility room adds convenience to daily living.

The accommodation comprises four generously sized double bedrooms, ensuring comfort for all family members. Two of the bedrooms benefit from en-suite bathrooms, offering a touch of luxury and privacy. Additionally, there is a well-appointed four-piece family bathroom, catering to the needs of the household.

Outside, the property is complemented by a beautifully laid to lawn rear garden, ideal for outdoor activities and enjoying the fresh air. The double garage and driveway provide ample parking space, making this home both practical and inviting.

This property is new to the rental market and presents a wonderful opportunity for families seeking a spacious and well-equipped home in a sought-after location. With its combination of modern living and traditional charm, this house is sure to impress. Do not miss the chance to make this delightful property your new home.

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		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 4  3  2  B

- Spacious Four-Bedroom Detached Home
- Four Generously Sized Double Bedrooms
- Beautifully Laid-To-Lawn Rear Garden
- Council Tax Band - F
- Two Spacious Reception Rooms
- Two Bedrooms With En-Suites
- Off Road Parking
- Bright Kitchen And Dining Area
- Double Garage And Driveway
- EPC Rating - B

Ground Floor

Entrance

Composite partially frosted door to entrance hall.

Entrance Hall

13'4 x 11'11 (4.06m x 3.63m)

Central heating radiator, coving, smoke alarm, wood effect lino flooring, doors to two reception rooms, kitchen diner, utility room and WC, stairs to first floor.

Reception Room One

14'4 x 10 (4.37m x 3.05m)

UPVC double glazed bay window, central heating radiator, coving, wood effect lino flooring.

Reception Room Two

16'5 x 14'2 (5.00m x 4.32m)

Central heating radiator, coving, smoke alarm, log burner, wood effect lino flooring, UPVC double glazed sliding doors to rear.

Kitchen Diner

24'3 x 15'8 (7.39m x 4.78m)

UPVC double glazed window, two central heating radiators, gloss wall and base units with laminate surfaces, composite one and a half bowl sink and drainer with mixer tap, five ring gas hob burner, double integrated oven, integrated dishwasher and fridge freezer, coving, spotlights, wood effect laminate flooring, UPVC double glazed sliding doors to rear.

WC

6'7 x 4 (2.01m x 1.22m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, pedestal wash basin with mixer tap, coving, extractor fan, spotlights, wood effect lino flooring.

Utility Room

11'7 x 7'7 (3.53m x 2.31m)

UPVC double glazed frosted window, central heating radiator, gloss base units with laminate surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, boiler, coving, extractor fan, wood effect laminate flooring, composite door to side, door to garage.

Garage

19'1 x 16'3 (5.82m x 4.95m)

Power, loft access, electric charging point.

First Floor

Landing

16'11 x 6'1 (5.16m x 1.85m)

UPVC double glazed window, central heating radiator, coving, doors to four bedrooms, bathroom and storage.

Bedroom One

12'9 x 11'8 (3.89m x 3.56m)

UPVC double glazed window, central heating radiator, coving, door to en suite.

En Suite

11'7 x 4'1 (3.53m x 1.24m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap and an enclosed direct feed shower, spotlights, extractor fan, tiled elevations, vinyl flooring.

Bedroom Two

14'11 x 14'4 (4.55m x 4.37m)

UPVC double glazed bay window, central heating radiator, coving, storage, door to en suite.

En Suite

8'5 x 5'2 (2.57m x 1.57m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, spotlights, extractor fan, tiled elevations, vinyl flooring.

Bedroom Three

12'8 x 11'7 (3.86m x 3.53m)

UPVC double glazed, central heating radiator, coving.

Bedroom Four

13'2 x 9'5 (4.01m x 2.87m)

UPVC double glazed window, central heating radiator, coving.

Bathroom

9'5 x 6'1 (2.87m x 1.85m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, panelled bath with mixer tap, spotlights, extractor fan, tiled elevations, wood effect lino flooring.

External

Rear

Enclosed laid to lawn garden with paved areas.

Front

Driveway, laid to lawn area.



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