



**HUNTERS**<sup>®</sup>  
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## SHORROCK LANE, BLACKBURN

Offers Over £160,000



Located in a popular spot in Blackburn, this three bedroom semi offers excellent value for money, with a modern finish throughout with some great outdoor space.

The property comprises; entrance hall, spacious lounge with feature fire, and a modern fitted kitchen. To the first floor there are two double bedrooms as well as a smaller third bedroom and a three piece bathroom suite. The third bedroom suits more as a nursery/home office. The master bedroom benefits from a set of luxury wardrobes with built in lighting.

Externally the property is home to some fantastic garden space. To the rear there is a recently landscaped garden with a mixture of grey blocks and artificial turf accessible through the patio doors in the lounge. To the front there is a double driveway.

The location is excellent, with local shops and amenities close by including Tesco's, Sainsbury's & the Co-Op. There are a range of good schools within walking distance for any educational needs you require including St Bede's RC High School.

**OUR THOUGHTS** - *'We feel first time buyers will love this. Very easy on the eye and comes with great outdoor space!'*

## KEY FEATURES

- Modern Semi Detached
  - Three Bedrooms
  - Spacious Lounge With Patio Doors
  - Stylish Kitchen
  - Three Piece Bathroom
  - Renetley Landscaped Rear Garden
  - Double Driveway
- Ideal For First Time Buyers/young Families



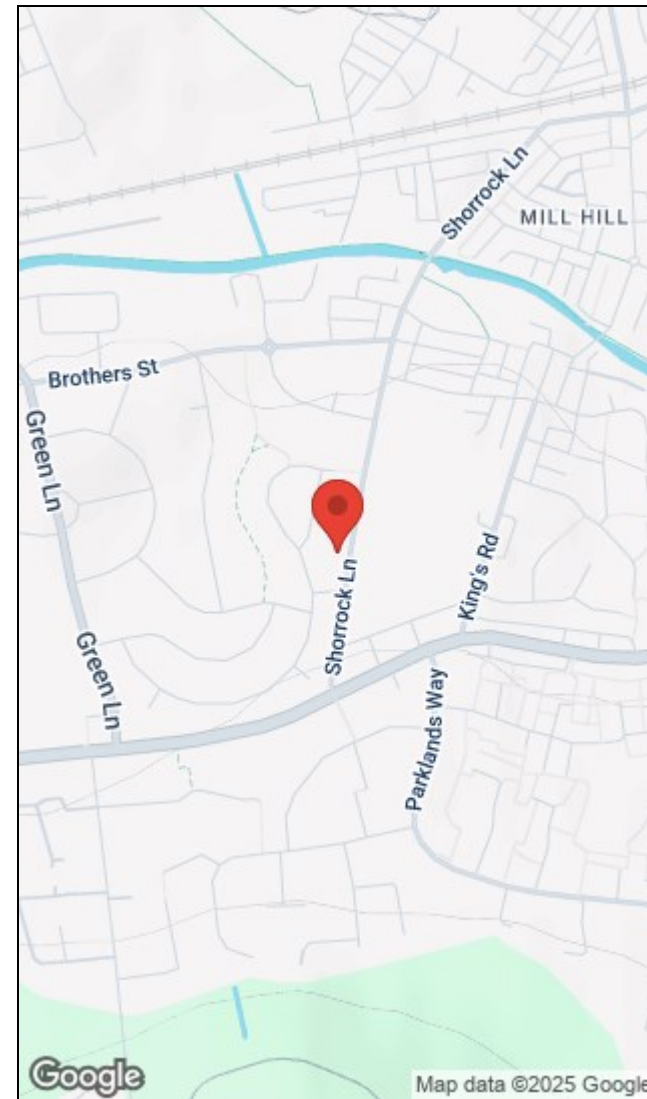
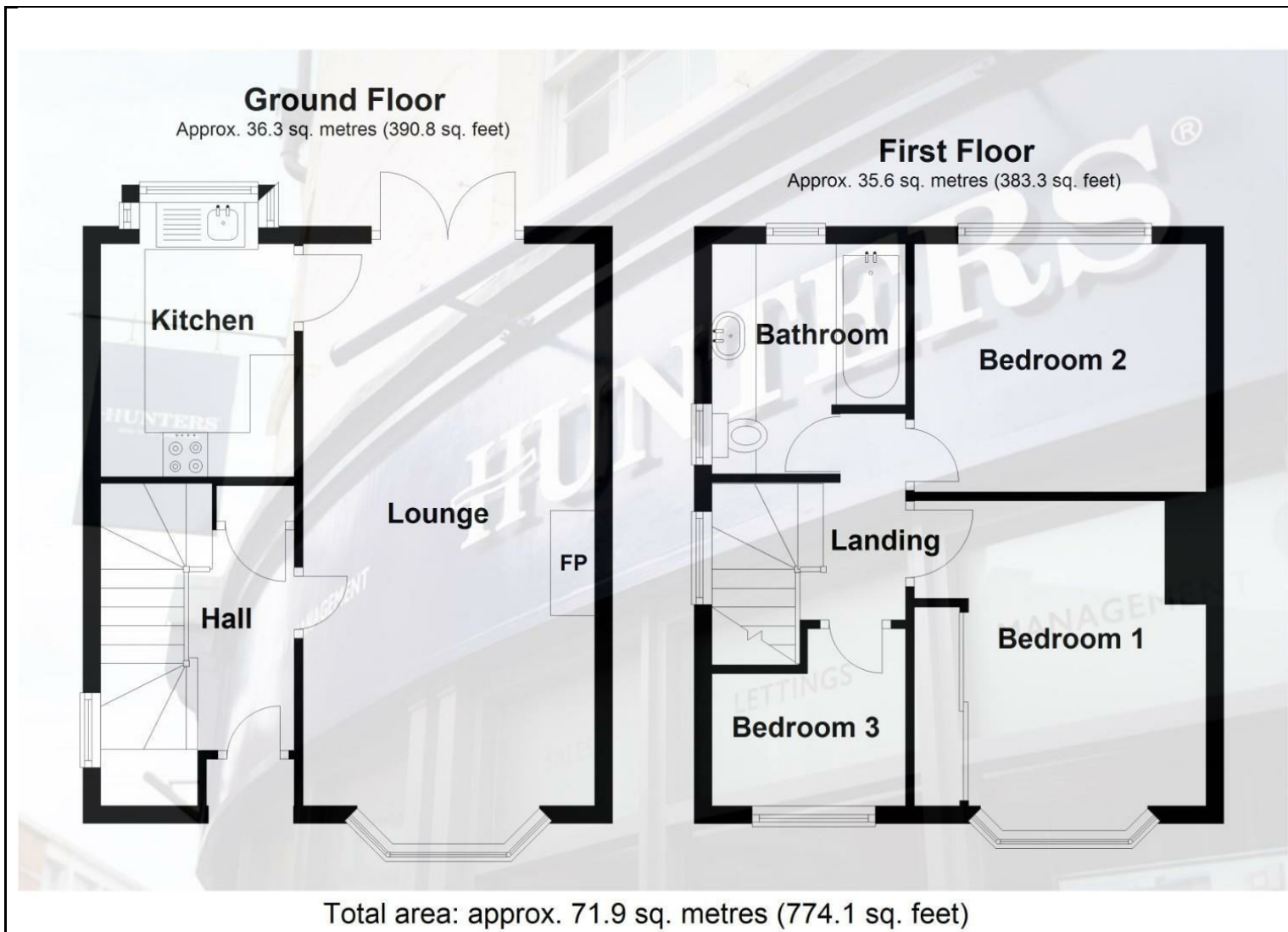












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>84</b>			
		<b>69</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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