

**Auction**

3 bed cottage to buy in BB2

Buncer Lane, Blackburn, Blackburn,
Lancashire, BB2 6SN

£329,950

 Starting Bid

 x 3  x 2  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ STONE BUILT COTTAGE
- ✓ KITCHEN & UTILITY ROOM
- ✓ CLOSE TO LOCAL AMENITIES AND GOOD TRANSPORT LINKS
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Keepers Cottage is a charming and characterful three bedroom stone-built cottage, set within a mature and private plot on Buncer Lane. Surrounded by established greenery and enjoying a peaceful semi-rural setting, this attractive home offers generous accommodation across two floors, combining traditional features with practical living space.

The property is well suited to buyers seeking a period home with scope to modernise or personalise, while benefitting from excellent access to Blackburn town centre and surrounding countryside.

The property is also known as Keepers Cottage.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £329,950

Property Type: Cottage

Parking: Driveway

Construction materials: Stone built

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Ground Floor

The property is entered via a welcoming entrance porch leading into a spacious lounge, featuring a traditional fireplace, large windows providing natural light, and stairs rising to the first floor. Adjoining the lounge is a separate dining room, ideal for family meals or entertaining. The kitchen offers a range of fitted units, work surfaces, and access to the utility room. A ground floor bedroom is located to the side of the property, benefitting from its own adjacent shower room, making it ideal for guests, or working from home.

First Floor

The first floor comprises of two bedrooms, both enjoying pleasant outlooks. A family bathroom and separate WC complete the first-floor accommodation.

External

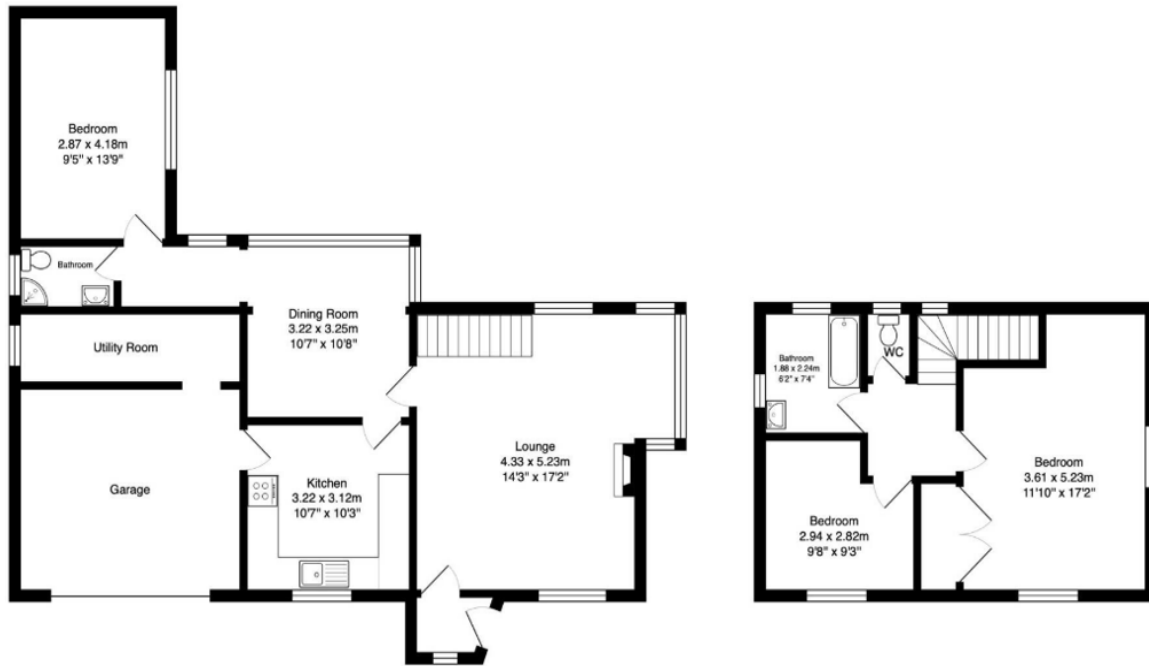
Keepers Cottage is set within a generous and mature garden, predominantly laid to lawn and bordered by established shrubs, hedging, and trees, providing a high degree of privacy. The garden offers ample space for outdoor seating and entertaining while enjoying the tranquil surroundings. A garage and additional outdoor storage further enhance the practicality of the property.

Location

Situated on Buncer Lane, the property enjoys a quiet setting while remaining conveniently located for Blackburn town centre, local amenities, and transport links. The area offers easy access to countryside walks, making it ideal for those seeking a balance between rural living and everyday convenience.

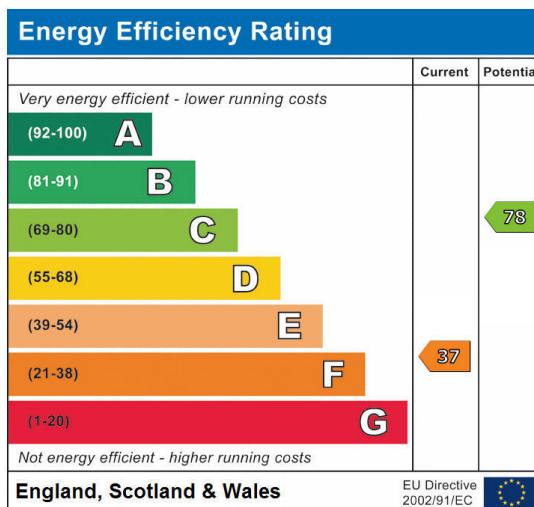
Summary

Keepers Cottage presents a rare opportunity to acquire a characterful stone cottage in a sought-after location. With three bedrooms, versatile living space, mature gardens, and excellent potential, this home will appeal to a wide range of buyers looking for charm, privacy, and scope to add value.



Total Area: 129.4 m² ... 1393 ft²

All measurements are approximate and for display purposes only.



Buncer Lane, Blackburn, Blackburn, Lancashire, BB2 6SN

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

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