



Blackburn Road, Darwen

- Newly Renovated Garden Fronted Terrace
- Spacious Rear Sitting Room With Patio Doors
- Three Double Bedrooms
- Landscaped Rear Yard
- Ideal First Home For Growing Families
- Front Lounge
- Style Kitchen With Appliances
- Four Piece Bathroom Suite
- Impressive Finish Throughout
- No Onward Chain

Offers Over £130,000

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Blackburn Road, Darwen

DESCRIPTION

As far as renovated terraces go this is right up there with the very best. A stylish contemporary finish throughout combined with tall ceilings & and a sharp finish throughout.

The property comprises; entrance vestibule, entrance hall, front lounge, spacious sitting room with patio doors and a modern shaker style kitchen with oak effect worktops. Accessible from both the kitchen and sitting room is a landscaped spacious yard with a mixture of flowered areas along with flagged patio. To the first floor there is a bright landing area giving access to three double bedrooms and a four piece bathroom suite. All three bedrooms come with feature etched glass windows and the front bedroom has fitted blinds. From the landing there is a drop down ladder giving access to a boarded out loft with power & lighting. Internally the property has been fully renovated by its current owner with no stone unturned. Clever thought has gone into utilising space and using the quality fittings all throughout. Along with a new central heating system & re-wire there is also a new damp proof course installed.

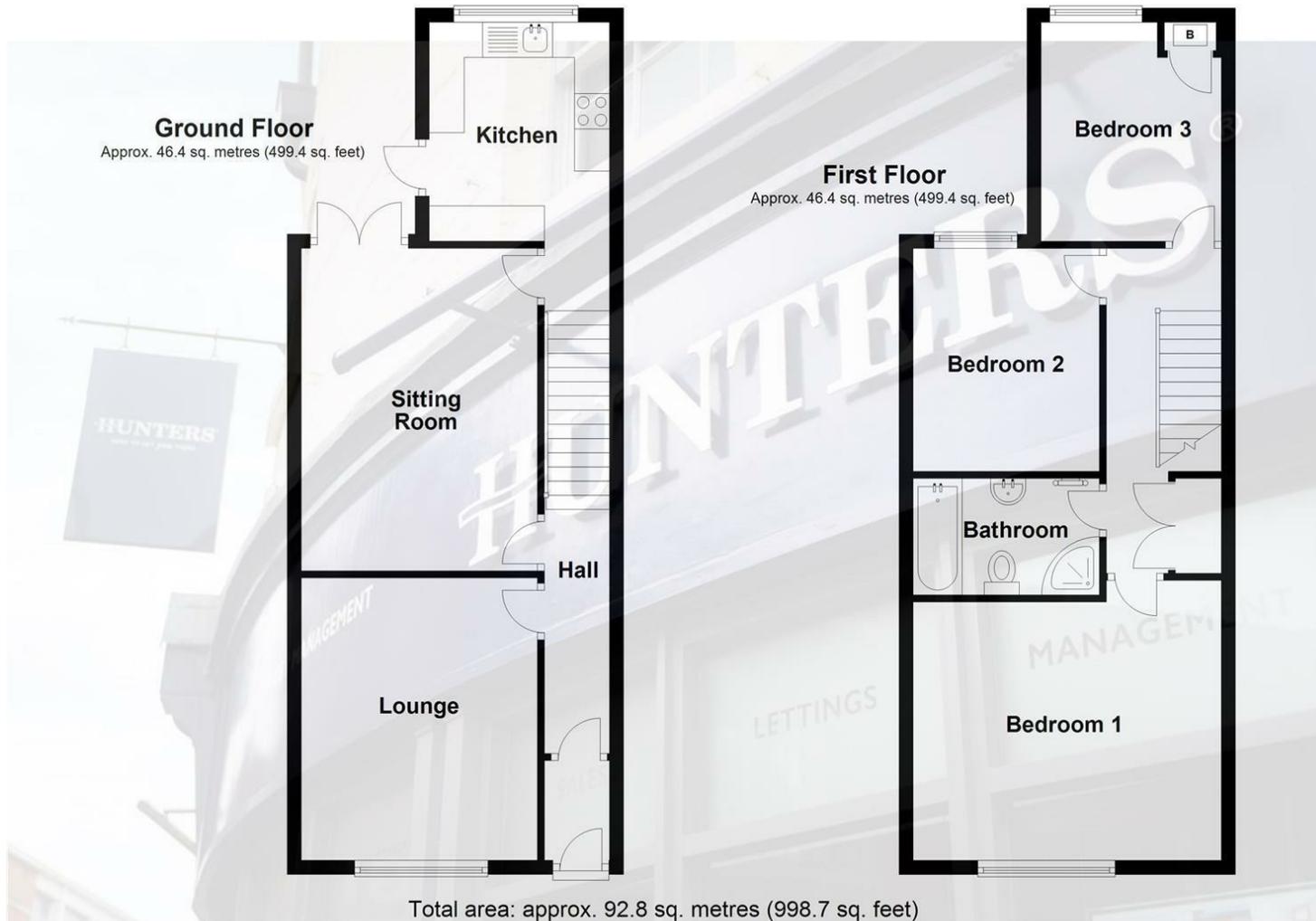
The property is situated on Blackburn Road in between Darwen centre and the Lower Darwen, this provides easy access to motorway links along with access to neighbouring towns and cities. There are a range of both primary and secondary schools which fall into its catchment zone, all within short proximity.

OUR THOUGHTS - 'With no onward chain if you need three bedrooms and have this budget we know you'll love it!'

Note - The neighbouring property to the left is owned by our sellers and is currently under renovation and will be carried out to the same standard.







This floor plan is owned by Hunters Estate Agent and must not be copied or edited.
Plan produced using PlanUp.

Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| 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 are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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