



Claves.



## Greenbank Terrace

Darwen, BB3 0RN

£99,950



Offered with no upward chain and situated in a convenient location in Lower Darwen, this double-fronted, stone, terraced home is highly suitable for a first-time buyer. The home is unique in its configuration while also having traditional features expected in a property of this heritage, such as high ceilings and well-proportioned rooms. As well as benefitting from the nearby amenities in Blackburn and Darwen, the property is situated less than a mile from the M65 motorway corridor.



## Welcoming, Cosy, Spacious

An entrance vestibule welcomes you into this home, beyond which sits a cosy lounge, providing a homely space for you to pop your feet up and unwind after your day's work.

To the rear of the home is the kitchen-diner, comprising the kitchen, breakfast bar, and a substantial understairs storage space too! The kitchen appliances include an electric oven, four-plate gas hob and extractor, and sink with drainer and mixer tap.

This welcoming property also benefits from a handy and versatile room, suitable as a home office or playroom for the kids, or perhaps a storage room for your bits and bobs?

Two spacious double bedrooms upstairs offer good choice for the master, as they're both of a generous footprint! The bathroom is also one of a spacious nature and features a 3-piece suite including bath with shower, wash basin and WC.

## Outside Space & Parking

The property benefits from a south-facing back yard for you to make the most of the warmer days during summer, and we are advised there is the potential for off-road parking at the front.

## Services & Specifics

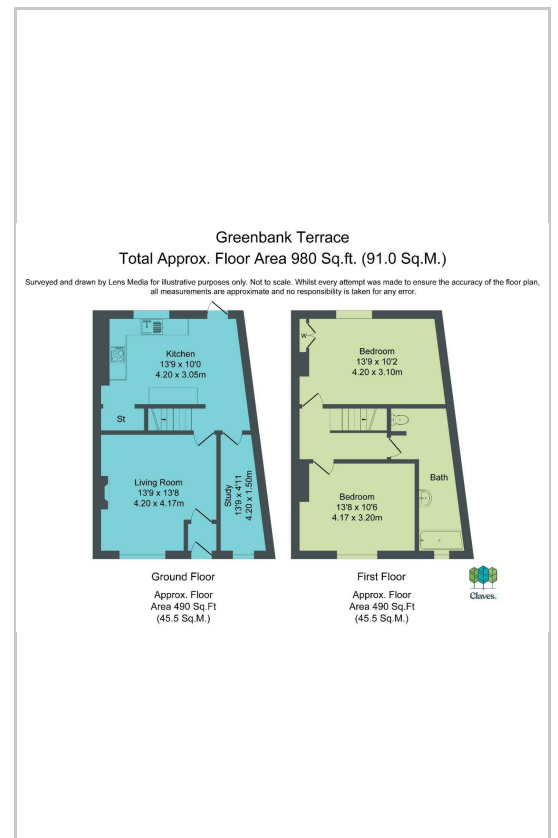
We are advised:

- The property is heated via gas central heating and Vaillant combi boiler which has been serviced annually by the current homeowner.
- All services are on mains including gas, electric, water, and drainage.
- All windows are double glazed.
- The property is leasehold with a ground rent of £1 per annum.

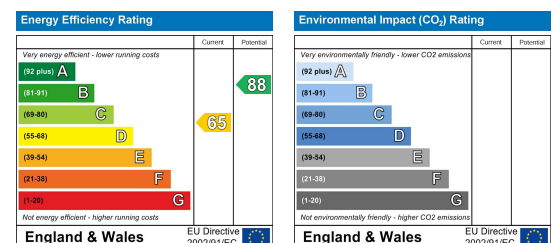
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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