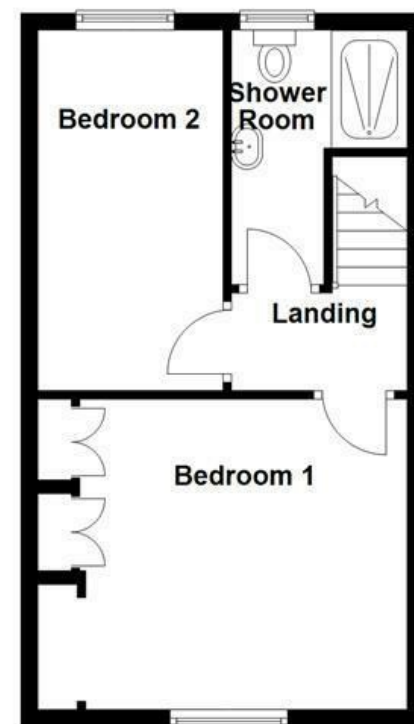


Ground Floor



First Floor



Arlington Road, Darwen, BB3 2SJ

Offers Over £135,000

TWO-BEDROOM TERRACE IN DARWEN

Situated on Arlington Road in the town of Darwen, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous living room that seamlessly adjoins a spacious dining room, creating an ideal space for both relaxation and entertaining. The layout is designed to foster a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home.

The kitchen is well-appointed, providing ample space for culinary pursuits and everyday dining. It is a functional area that caters to all your cooking needs, making it a joy to prepare meals.

Upstairs, you will find two well-proportioned bedrooms. The master bedroom is particularly noteworthy, featuring integrated storage that maximises space and keeps your belongings neatly organised. This thoughtful design ensures that both bedrooms are comfortable and practical for everyday living.

Outside, the property boasts a rear yard, offering a private outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day.

This house on Arlington Road is not just a property; it is a home that promises a lifestyle of convenience and comfort in a friendly neighbourhood. Whether you are a first-time buyer or looking to downsize, this residence is sure to meet your needs and exceed your expectations.

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

Arlington Road, Darwen, BB3 2SJ

Offers Over £135,000



- Tenure Leasehold
 - On Street Parking
 - Ideal First Time Buy
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating D
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite frosted door to hall.

Hall

13' x 3'2 (3.96m x 0.97m)
Central heating radiator and door to dining room.

Dining Room

14'5 x 13'9 (4.39m x 4.19m)
UPVC double glazed frosted window, UPVC double glazed window, central heating radiator, decorative fireplace surround, stairs to first floor, double doors to reception room and door to kitchen.

Reception Room

12'6 x 10'11 (3.81m x 3.33m)
UPVC double glazed window, central heating radiator, two feature wall lights, log burner and television point.

Kitchen

11'7 x 7'11 (3.53m x 2.41m)
Two UPVC double glazed windows, coving, white gloss wall and base units, granite effect work tops and upstands, stainless steel sink and drainer with mixer tap, space for free standing oven, plumbed for washing machine, space for dishwasher and dryer, wood effect flooring and door to rear.

First Floor

Landing

6'7 x 3'2 (2.01m x 0.97m)
Loft access, doors to two bedrooms and shower room.

Bedroom One

14'4 x 12'3 (4.37m x 3.73m)
UPVC double glazed window and integrated wardrobe.

Bedroom Two

14' x 7'2 (4.27m x 2.18m)
UPVC double glazed window and central heating radiator.

Shower Room

10'1 x 4' (3.07m x 1.22m)
UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, dual flush WC, walk in direct feed rainfall shower with rinse head, tiled elevation, spotlights and tiled effect flooring.

External

Rear

Tiered decking and paving.

Front

Paving, artificial grass and stone chippings.



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