



Greenbank Terrace, Darwen, BB3 ORN

£70,000

TWO BEDROOM END TERRACE PROPERTY BURSTING WITH POTENTIAL - CASH BUYERS ONLY!

Located in the charming area of Greenbank Terrace, Lower Darwen, this two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts a spacious layout, featuring two inviting living areas that are perfect for relaxation and entertaining.

The well-appointed kitchen space is conveniently located on the ground floor, alongside a practical bathroom, making daily living both comfortable and efficient. The house is bursting with potential, allowing you to put your personal touch on the space and truly make it your own.

Outside, the rear yard offers a private outdoor area, ideal for enjoying the fresh air or hosting gatherings with friends and family. The location is highly desirable, providing easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

This property is not just a house; it is a canvas for your future. With its promising features and prime location, it stands as an ideal investment opportunity. Whether you are looking to settle down or expand your property portfolio, this end terrace house is certainly worth considering.

| Energy Efficiency Rating                                                            |         |           |
|-------------------------------------------------------------------------------------|---------|-----------|
|                                                                                     | Current | Potential |
| Very energy efficient - lower running costs                                         |         |           |
| (92 plus) <b>A</b>                                                                  |         | <b>77</b> |
| (81-91) <b>B</b>                                                                    |         |           |
| (69-80) <b>C</b>                                                                    |         |           |
| (55-68) <b>D</b>                                                                    |         |           |
| (39-54) <b>E</b>                                                                    |         |           |
| (21-38) <b>F</b>                                                                    |         | <b>2</b>  |
| (1-20) <b>G</b>                                                                     |         |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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 2  1  2  G

- Tenure Leasehold
  - On Street Parking
  - Spacious Layout
  - Easy Access To Major Network Links
- Council Tax Band A
  - Bursting With Potential
  - Two Generously Sized Bedrooms
- EPC Rating G
  - Ideal Investment Opportunity
  - Viewing Essential

## Ground Floor

### Entrance Vestibule

3'5 x 3'3 (1.04m x 0.99m)

### Hall

13'9 x 3'5 (4.19m x 1.04m)

### Reception Room One

13' x 10'8 (3.96m x 3.25m)

### Reception Room Two

13'7 x 10'1 (4.14m x 3.07m)

### Kitchen

12' x 5'8 (3.66m x 1.73m)

### Rear Porch

5'8 x 2'9 (1.73m x 0.84m)

### Bathroom

7'3 x 5'8 (2.21m x 1.73m)

## First Floor

### Landing

2'8 x 2'7 (0.81m x 0.79m)

### Bedroom One

13'10 x 12'8 (4.22m x 3.86m)

### Bedroom Two

13'9 x 9'11 (4.19m x 3.02m)



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