

**Ground Floor**  
Approx. 44.4 sq. metres (478.4 sq. feet)



**First Floor**  
Approx. 36.5 sq. metres (393.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Greenbank Terrace, Darwen, BB3 0RN

**£129,950**

TWO BEDROOM MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Welcome to this charming mid-terrace house located on Greenbank Terrace in the desirable area of Lower Darwen, Darwen. This delightful property offers a perfect blend of comfort and potential, making it an ideal choice for first-time buyers or those looking to invest.

As you enter, you will find two inviting living areas that provide ample space for relaxation and entertaining. The galley kitchen is functional and well-equipped, offering a practical layout for cooking enthusiasts. Adjacent to the kitchen, the conservatory adds a lovely touch, allowing natural light to flood the space and providing a serene spot to enjoy your morning coffee or unwind in the evenings.

The property boasts two spacious bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located, ensuring easy access for all residents.

Outside, the rear yard presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, barbecues, or simply soaking up the sun. The property is bursting with potential, allowing you to put your personal stamp on it and create a home that truly reflects your style.

# Greenbank Terrace, Darwen, BB3 ORN

£129,950



- Two Bedroom Mid Terrace
- Bright Conservatory Space
- On Street Parking
- Tenure - Leasehold
- Two Reception Rooms
- Full Of Potential
- EPC Rating - TBC
- Galley Style Kitchen
- Private Rear Yard
- Council Tax Band - A

## Ground Floor

### Entrance Vestibule

3 x 2'10 (0.91m x 0.86m)

### Reception Room One

13'10 x 13 (4.22m x 3.96m)

### Reception Room Two

13 x 9'9 (3.96m x 2.97m)

### Kitchen

12'6 x 5'10 (3.81m x 1.78m)

### Conservatory

8'8 x 6'8 (2.64m x 2.03m)

## First Floor

### Landing

8 x 6 (2.44m x 1.83m)

### Bedroom One

13 x 13 (3.96m x 3.96m)

### Bedroom Two

13'2 x 7'3 (4.01m x 2.21m)

### Bathroom

6'10 x 6'10 (2.08m x 2.08m)



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