Keenans











Sandy Lane, Darwen, BB3 0PN

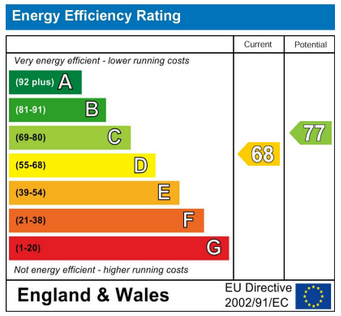
Offers Over £160,000

A STYLISH TWO-BEDROOM MID-TERRACE HOME WITH FANTASTIC POTENTIAL

Situated on the picturesque Sandy Lane in Darwen, this spacious and characterful mid-terrace property offers an exciting opportunity for first-time buyers, growing families and those looking for a home with scope to make their own. From the moment you step inside, the generous proportions and original features throughout give this property a real sense of character and charm. The accommodation currently comprises two spacious double bedrooms, with the potential to reconfigure the layout and create three or even four bedrooms, subject to the necessary permissions and consents.

The bright and airy open-plan living and dining space provides a welcoming heart to the home, flowing through to a separate snug, an ideal space for relaxing or creating an additional reception room. The generous room sizes and versatile layout provide plenty of flexibility to suit modern family life.

To the rear is a large, private garden which is not overlooked, providing an excellent outdoor space for children, entertaining or simply enjoying the peaceful surroundings and lovely views. There is also a rear garage, together with substantial outside space that offers potential for additional parking to the rear, subject to any necessary permissions.



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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Offers Over £160,000

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- Stylish Two-Bedroom Mid-Terraced Home
- Two Spacious Double Bedrooms
- Bright And Welcoming Living Areas
- Viewing Essential
- Large Private Rear Garden
- Close Proximity To Local Amenities And Well Regarded Schools With Easy Access To Major Network Links
- Off Road Parking Available/Rear Garage
- EPC Rating - D
- Council Tax Band - B
- Tenure - Leasehold

Ground Floor

Entrance Vestibule
4'6 x 3'5 (1.37m x 1.04m)

Hall
12'8 x 3'5 (3.86m x 1.04m)

Reception Room One
14'1 x 10 (4.29m x 3.05m)

Reception Room Two
18'6 x 14 (5.64m x 4.27m)

Kitchen
10'5 x 8'5 (3.18m x 2.57m)

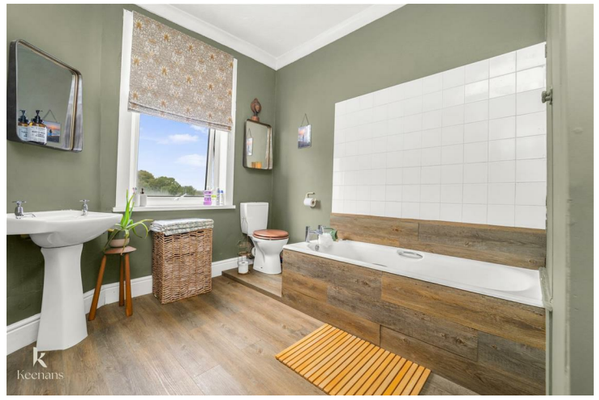
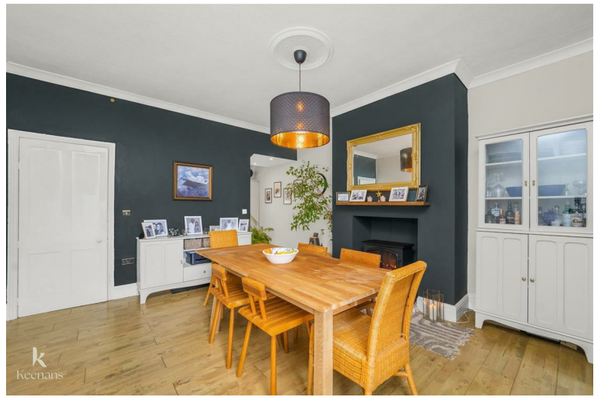
First Floor

Landing
18'3 x 2'7 (5.56m x 0.79m)

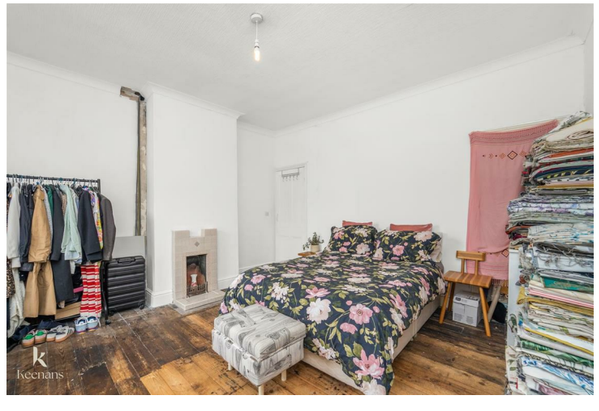
Bedroom One
16 x 14'1 (4.88m x 4.29m)

Bedroom Two
14'9 x 10'10 (4.50m x 3.30m)

Bathroom
10'11 x 8'6 (3.33m x 2.59m)



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