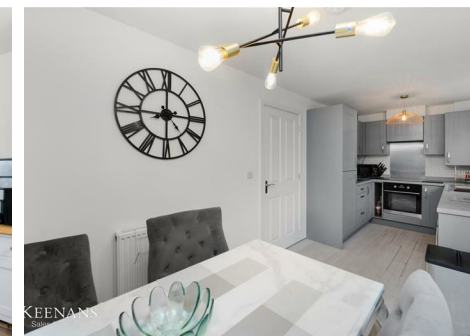
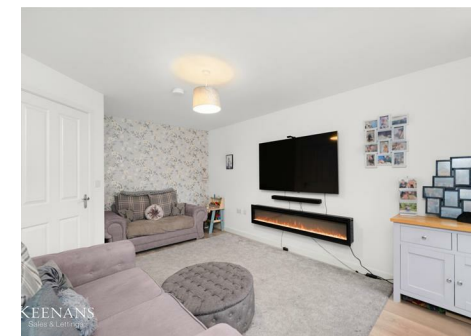
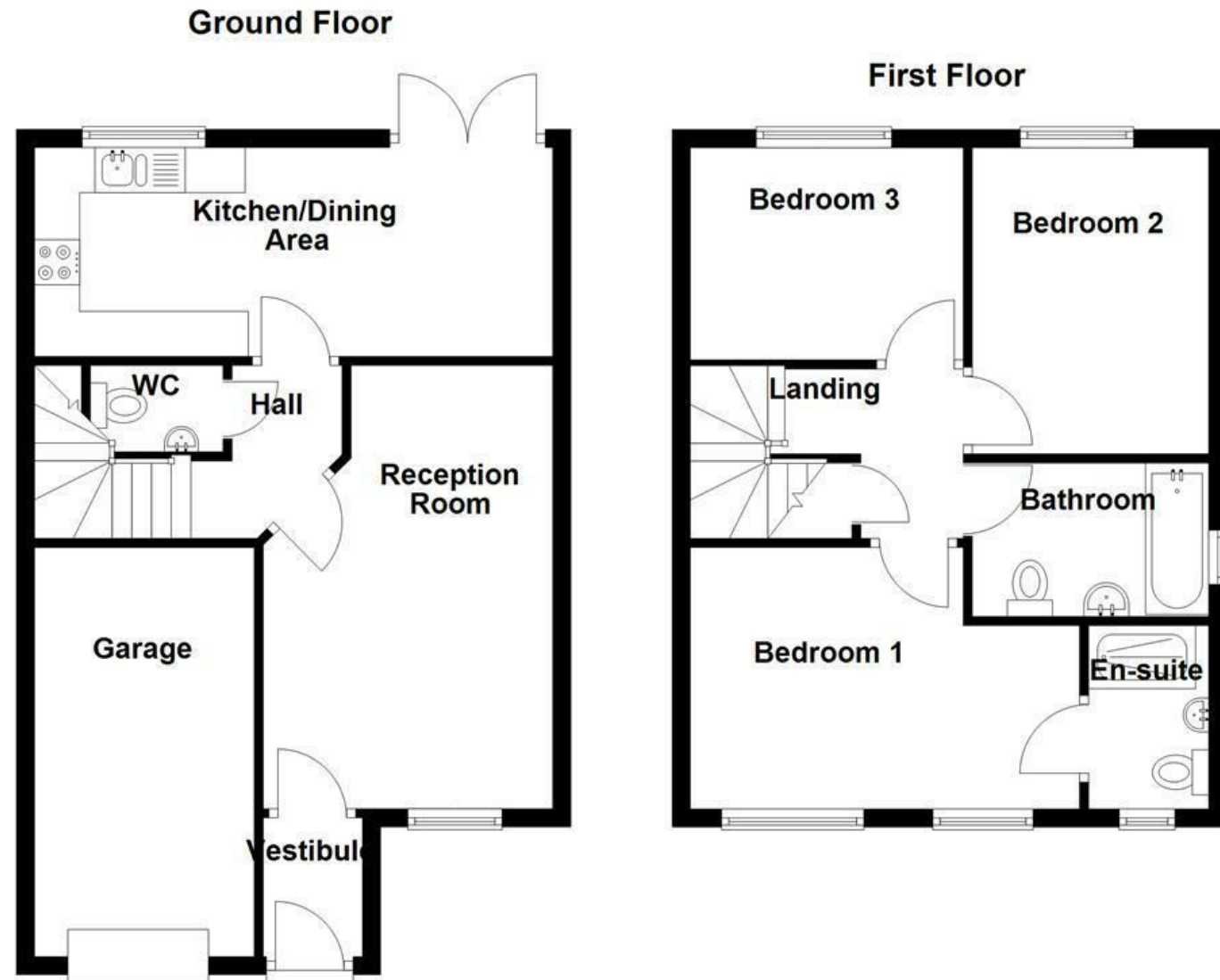




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Bluebell Terrace, Darwen, BB3 3SR

£220,000

COSY THREE BEDROOM HOME IDEAL FOR A FAMILY

Welcome to this charming house located on Bluebell Terrace in the heart of Darwen. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families seeking a comfortable and spacious home. The house features a generous reception room that provides a warm and inviting space for relaxation and entertaining guests.

One of the standout features of this property is the spacious kitchen and dining room, which is perfect for family meals and gatherings. The layout allows for easy movement and interaction, making it a wonderful hub for daily life. Additionally, the house includes two bathrooms, ensuring convenience for all family members.

The large back garden is a fantastic outdoor space, offering plenty of room for children to play or for gardening enthusiasts to cultivate their green thumbs. The property also benefits from a multiple car drive and a garage, providing ample parking and storage options.

Situated in a convenient location in Darwen, this home is well-placed for access to local amenities, schools, and transport links, making it an excellent choice for families. With its combination of space, comfort, and practicality, this property is sure to appeal to those looking for a family home in a friendly community. Do not miss the opportunity to make this lovely house your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Bluebell Terrace, Darwen, BB3 3SR

£220,000

**3****2****1****B**

- Tenure Freehold
 - Off Road Parking With Access To Garage
 - Two Bathrooms
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Ideal Family Home
 - Ample Garden Space
- EPC Rating B
 - Viewing Essential
 - Close Proximity To Local Amenities

Entrance
UPVC double glazed frosted door to vestibule.

Ground Floor

Vestibule
5' x 3'7 (1.52m x 1.09m)
Central heating radiator, door to reception room and wood effect laminate flooring.

Reception Room
16'1 x 10'6 (4.90m x 3.20m)
UPVC double glazed window, central heating radiator, electric fire, television point, wood effect laminate flooring and door to hall.

Hall
11'2 x 6'3 (3.40m x 1.91m)
Central heating radiator, stairs to first floor, doors to WC, kitchen/Dining area and wood effect laminate flooring.

WC
4'10 x 3'1 (1.47m x 0.94m)
Central heating radiator, dual flush WC, wall mounted wash basin, extractor fan and wood effect lino flooring.

Kitchen/Dining Area
UPVC double glazed window, central heating radiator, smoke alarm, range of wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, plumbing for washing machine, space for dishwasher, integrated fridge freezer, panelled feature wall, UPVC double glazed patio doors to rear, access to boiler and wood effect flooring.

First Floor

Landing
9'10 x 6'2 (3.00m x 1.88m)
Loft access, smoke alarm, doors to three bedrooms, bathroom and storage.

Bedroom One
14'3 x 9'8 (4.34m x 2.95m)
Two UPVC double glazed windows, central heating radiator, door to en suite and wood effect laminate flooring.

En Suite
6'11 x 4'4 (2.11m x 1.32m)
UPVC double glazed frosted windows, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, extractor fan, part tiled elevation and granite effect lino flooring.

Bedroom Two
11'2 x 8'9 (3.40m x 2.67m)
UPVC double glazed window, central heating radiator, panelled feature wall and wood effect laminate flooring.

Bedroom Three
9'10 x 7'10 (3.00m x 2.39m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom
8'8 x 5'7 (2.64m x 1.70m)
UPVC double glazed frosted window, central heating towel radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, extractor fan, part tiled elevation and granite effect lino.

External
Front
Block paved drive for numerous vehicles, laid to lawn garden and bedding areas.

Rear
Enclosed laid to lawn garden.



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