

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(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.

Pot House Lane, Darwen, BB3 3AZ

Offers Over £150,000

TWO BEDROOM BUNGALOW WITH GENEROUS DRIVEWAY AND DETACHED GARAGE

Nestled on Pot House Lane in the charming town of Darwen, this delightful two-bedroom bungalow presents an excellent opportunity for those seeking single-storey living. The property boasts a neutral finish throughout, allowing for a seamless transition into your new home.

As you approach, you will be greeted by a well-maintained lawned front garden, complemented by a convenient driveway and a garage, providing ample parking space. The absence of a chain ensures a smooth and efficient purchase process, making it an ideal choice for a single occupant or a couple.

Situated in a popular area of Darwen, this bungalow offers easy access to a variety of local amenities in the neighbouring town of Blackburn, enhancing your lifestyle with shops, restaurants, and recreational facilities just a short distance away.

This property is perfect for those who appreciate the benefits of single-storey living in a welcoming community. Do not miss the chance to make this lovely bungalow your new home.

Pot House Lane, Darwen, BB3 3AZ

Offers Over £150,000



- Two Bedroom Bungalow
- Driveway And Garage
- Single Storey Living
- EPC Rating D
- Neutrally Finished Interiors
- No Chain Delay
- Freehold
- Lawned Front Garden
- Popular Darwen Location
- Council Tax Band B

Ground Floor

Entrance Vestibule

3'8 x 3'3 (1.12m x 0.99m)

UPVC double glazed entrance door and door to the hallway.

Hallway

15'2 x 3'3 (4.62m x 0.99m)

Central heating radiator and doors to reception room, kitchen, bathroom and two bedrooms.

Bedroom Two

8'5 x 7'9 (2.57m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom One

11'10 x 11'10 (3.61m x 3.61m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Reception Room

11'10 x 11'10 (3.61m x 3.61m)

UPVC double glazed bay window and two central heating radiators.

Bathroom

11'2 x 4'7 (3.40m x 1.40m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled bath with direct feed shower overhead, airing cupboard, tiled elevations and vinyl flooring.

Kitchen

9'11 x 7'7 (3.02m x 2.31m)

UPVC double glazed window, range of high gloss wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, stainless steel sink with drainer and mixer tap, tile effect flooring and open to the back hall.

Back Hall

5'5 x 3' (1.65m x 0.91m)

UPVC double glazed windows, central heating radiator, door to utility and UPVC double glazed frosted door to the rear.

Utility Room

6'3 x 5'4 (1.91m x 1.63m)

UPVC double glazed window, boiler and plumbing for washing machine.

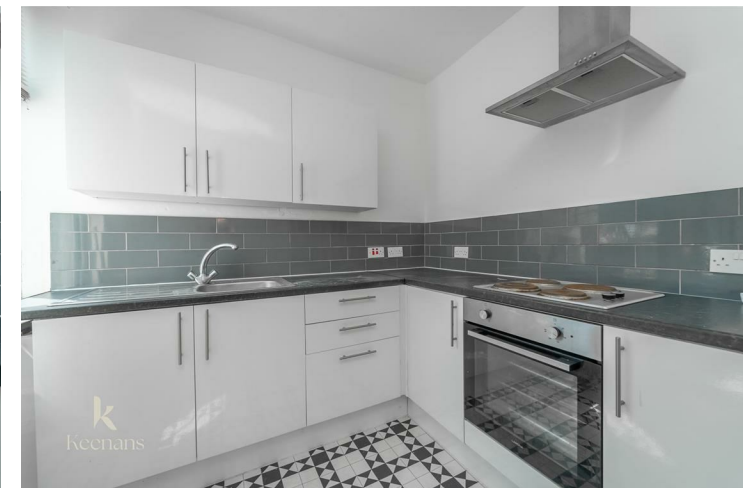
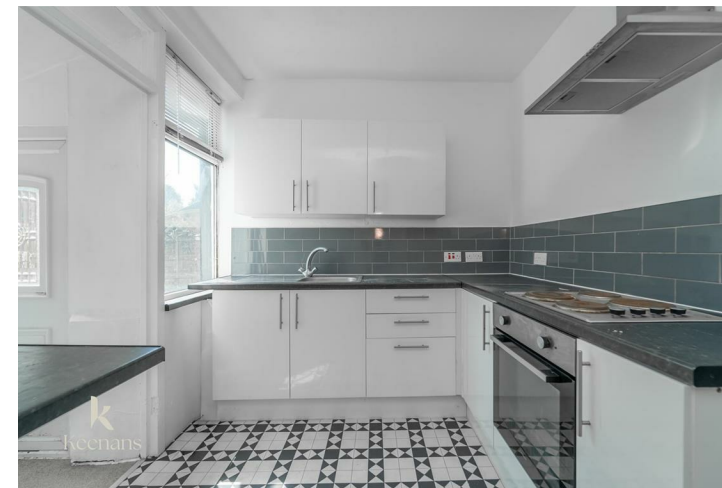
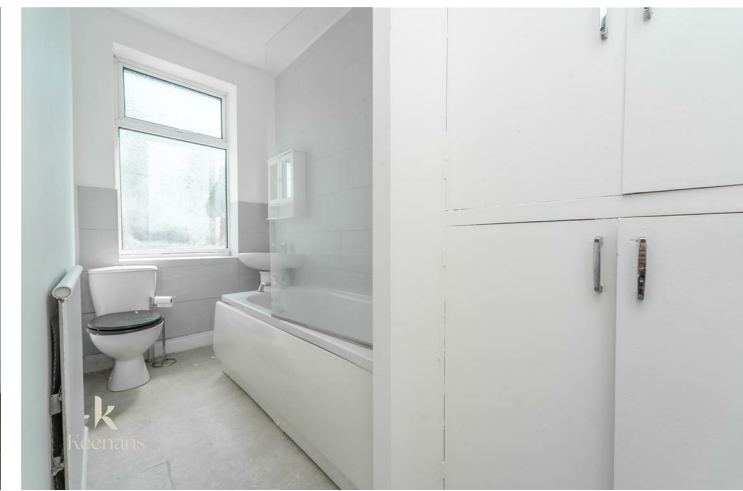
External

Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

Rear

Paved garden.



Tel: 01254916276

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