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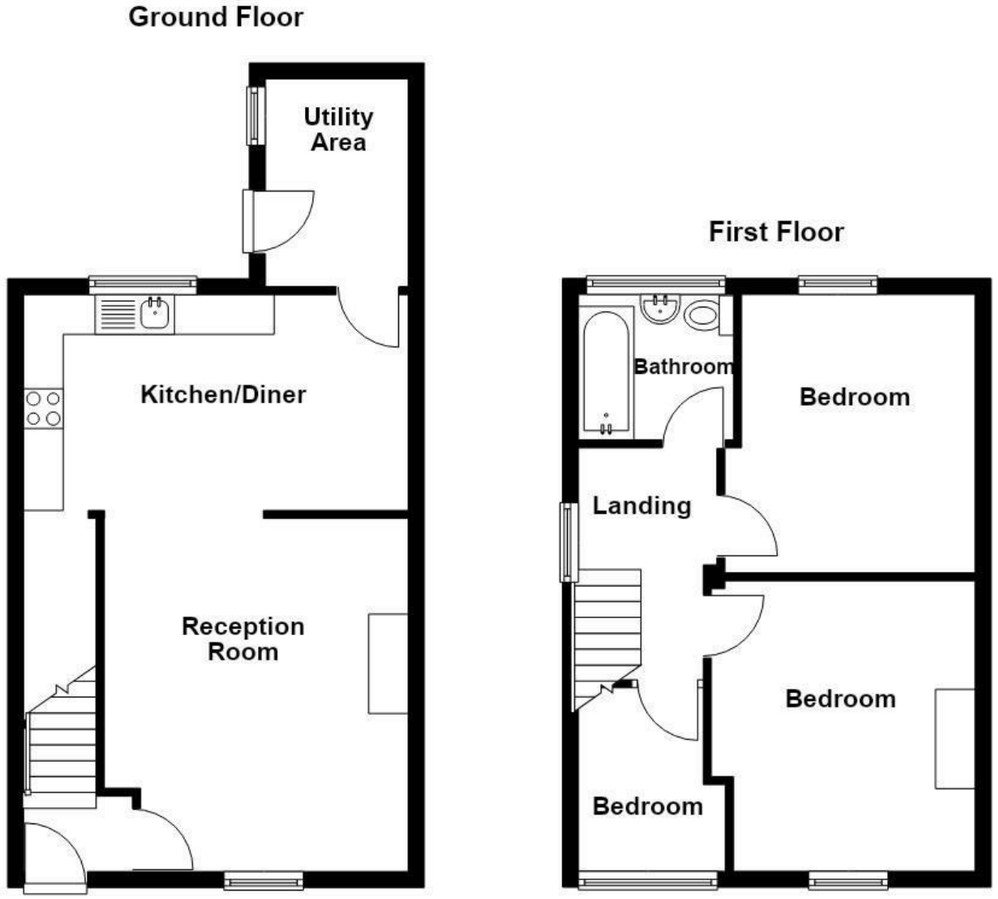









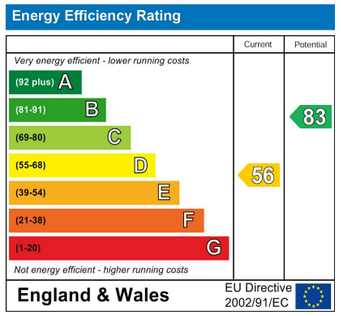

Avallon Way, Darwen, BB3 3JZ

Offers Over £150,000

A WONDERFUL THREE BEDROOM SEMI DETACHED PROPERTY IN DARWEN

Nestled in the charming area of Avallon Way, Darwen, this delightful three-bedroom semi-detached house presents an excellent opportunity for first-time buyers. The property boasts a welcoming atmosphere and offers ample space for a growing family or those looking to invest in their first home.

As you enter, you will find a well-proportioned living area that invites natural light, creating a warm and inviting environment. The kitchen is functional and provides a perfect canvas for personalisation, allowing you to add your own touch and style. Each of the three bedrooms is generously sized, offering comfortable spaces for rest and relaxation.

One of the standout features of this property is the potential for value addition. With a little creativity and effort, you can transform this house into your dream home, making it a wise investment for the future. The outdoor space is equally appealing, with off-road parking available, ensuring convenience for you and your guests.

Located in Darwen, this home benefits from a friendly community atmosphere and is close to local amenities, schools, and parks, making it an ideal choice for families. The surrounding area offers a blend of urban convenience and natural beauty, perfect for those who enjoy outdoor activities.

In summary, this three-bedroom semi-detached house on Avallon Way is a fantastic opportunity for first-time buyers looking to establish themselves in a vibrant community. With room to add value and the convenience of off-road parking, this property is not to be missed. Come and see for yourself the potential that awaits in this lovely home.

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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Avallon Way, Darwen, BB3 3JZ

Offers Over £150,000

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- Tenure Freehold
- Off Road Parking
- Fitted Kitchen/Dining Area
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Three Well Proportioned Bedrooms
- Ideal Family Home Or First Time Buy
- EPC Rating D
- Modern Three Piece Bathroom Suite
- Rear Garden Space

Ground Floor

Entrance Hall
5'11 x 4'6 (1.80m x 1.37m)

Reception Room
14'7 x 12'7 (4.45m x 3.84m)

Kitchen/Dining Area
15'11 x 8'11 (4.85m x 2.72m)

Utility Area
8'7 x 5'11 (2.62m x 1.80m)

First Floor

Landing
9'7 x 5'9 (2.92m x 1.75m)

Bedroom One
12' x 10'11 (3.66m x 3.33m)

Bedroom Two
11'6 x 6'7 (3.51m x 2.01m)

Bedroom Three
7'7 x 6'6 (2.31m x 1.98m)

Bathroom
5'9 x 5'7 (1.75m x 1.70m)

External

Front
Laid to lawn garden and paved drive.

Rear
Paved garden area.










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