



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>		78
(55-68) <b>D</b>	59	
(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	

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## Lynwood Avenue, Darwen, BB3 0JA

### Offers Over £125,000

#### EXCEPTIONAL MID TERRACE HOME

Welcome to this exceptional mid-terrace home located on Lynwood Avenue in the charming town of Darwen. This beautifully renovated property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or even as a first-time buy.

As you enter, you will be greeted by a tastefully decorated reception room that exudes warmth and style, perfect for relaxing or entertaining guests. The modern four-piece bathroom suite is a standout feature, offering both functionality and a touch of luxury.

The entire home has been thoughtfully designed with stylish decoration throughout, ensuring that it is ready for you to move straight in without the need for any immediate renovations.

Additionally, the property includes a low-maintenance rear yard, providing a private outdoor space for you to enjoy, whether it be for a quiet morning coffee or a small gathering with friends.

This delightful home combines modern living with the convenience of a central location, making it a fantastic opportunity for anyone looking to settle in Darwen. Don't miss your chance to make this lovely property your own.

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Lynwood Avenue, Darwen, BB3 0JA  
Offers Over £125,000

 2  1  2  D

- Fully Renovated Mid Terrace Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Spacious Interiors
  - Tenure Leasehold
- Stylish Four Piece Bathroom Suite
  - Enclosed Rear Yard
  - Council Tax Band A

Ground Floor

Rear

Enclosed paved rear yard.

Entrance Vestibule

3'9 x 2'11 (1.14m x 0.89m)

Hardwood glazed frosted front door and hardwood single glazed frosted door to hall.

Hallway

10'4 x 3 (3.15m x 0.91m)

Central heating radiator, wood effect flooring, door to reception room two and stairs to first floor.

Reception Room Two

14'2 x 13'2 (4.32m x 4.01m)

UPVC double glazed window, central heating radiator, spotlights, fireplace with stone surround and hearth, wood effect flooring, door to kitchen and open access to reception room one.

Reception Room One

10'4 x 10'5 (3.15m x 3.05m'1.52m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Kitchen

9'1 x 6'10 (2.77m x 2.08m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, wood effect flooring and door to utility.

Utility

7'8 x 6'11 (2.34m x 2.11m)

Hardwood single glazed window, hardwood single glazed frosted window, plumbing for washing machine, space for dryer, space for fridge freezer and door to rear.

First Floor

Landing

9'8 x 5'11 (2.95m x 1.80m)

Loft access, doors leading to two bedrooms and bathroom.

Bedroom One

14'6 x 11'0 (4.42m x 3.35m)

UPVC double glazed window, central heating radiator.

Bedroom Two

13'1 x 7'10 (3.99m x 2.39m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

10'0 x 6'0 (3.05m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, walk-in direct feed rainfall shower with rinse head, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap, dual flush WC, partially tiled elevations, spotlights and tiled effect flooring.

External



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