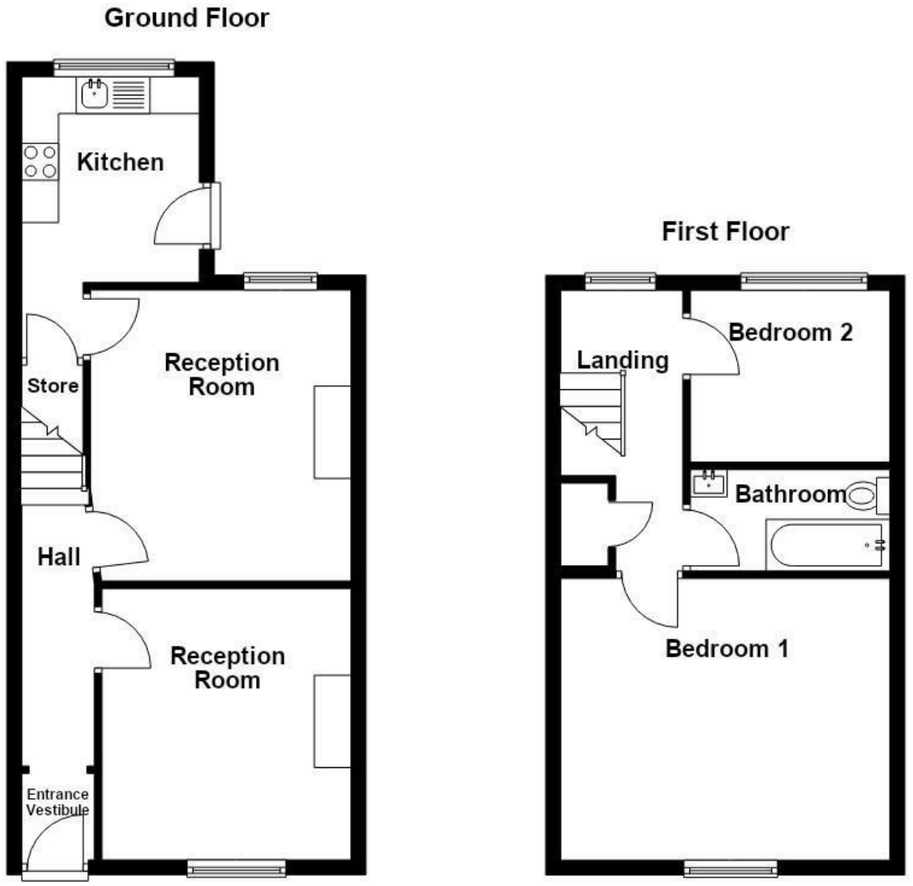
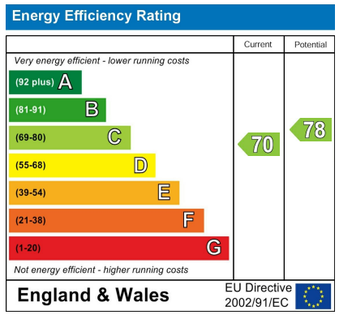
Keenans



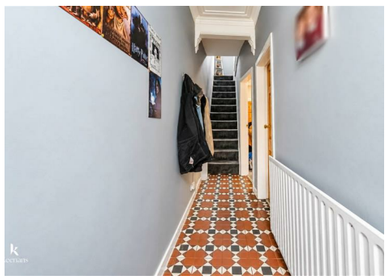

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

7 Blackburn Road, BB5 1HD
Tel: 01254916276 | Email: blackburn@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk









# Blackburn Road, Darwen, BB3 0AR

## Offers Over £100,000

ENVIABLE TWO BEDROOM MID TERRACE HOME

Nestled on Blackburn Road in the charming town of Darwen, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts two spacious living areas, providing ample room for relaxation and entertaining. The separate kitchen is well-equipped, making it a practical space for culinary pursuits.

Upstairs, you will find two comfortable bedrooms, perfect for restful nights. The three-piece bathroom is conveniently located, catering to all your daily needs. Additionally, the property features a boarded loft perfect for storage, a rear yard, offering a private outdoor space for enjoying the fresh air or hosting gatherings.

Parking is available, which is a valuable asset in this area. The location is particularly advantageous, with schools, bus routes, and various amenities all within easy reach. Furthermore, the nearby motorway links ensure that commuting to surrounding areas is both convenient and efficient.

This property is not just a house; it is a home waiting to be filled with memories. With its appealing features and prime location, it is an ideal choice for those looking to step onto the property ladder. Do not miss the chance to view this lovely home in Darwen.

# Blackburn Road, Darwen, BB3 0AR

## Offers Over £100,000

2 1 2 C

- An Enviable Mid Terraced Property
- Two Bedrooms
- Perfect First Time Home
- Two Living Areas
- Modern Fixtures And Fittings
- Sought After Location
- On Street Parking
- EPC Rating C
- Council Tax Band A
- Tenure Freehold

### Ground Floor

**Entrance Vestibule**
3'10 x 3'3 (1.17m x 0.99m)

**Hallway**
12'2 x 3'3 (3.71m x 0.99m)

**Reception Room One**
12'2 x 11'1 (3.71m x 3.38m)

**Reception Room Two**
12'11 x 10'5 (3.94m x 3.18m)

**Kitchen**
12'5 x 7'11 (3.78m x 2.41m)

### First Floor

**Landing**
12'11 x 5'5 (3.94m x 1.65m)

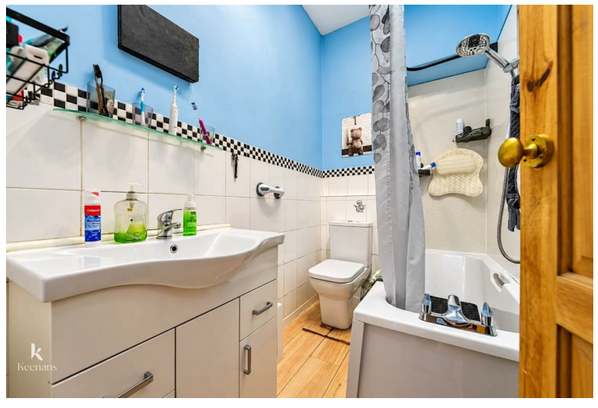
**Bedroom One**
14'9 x 12'6 (4.50m x 3.81m)

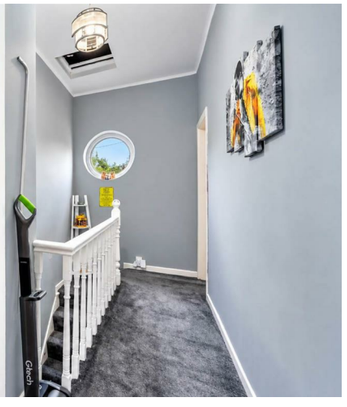
**Bedroom Two**
8'6 x 7'11 (2.59m x 2.41m)

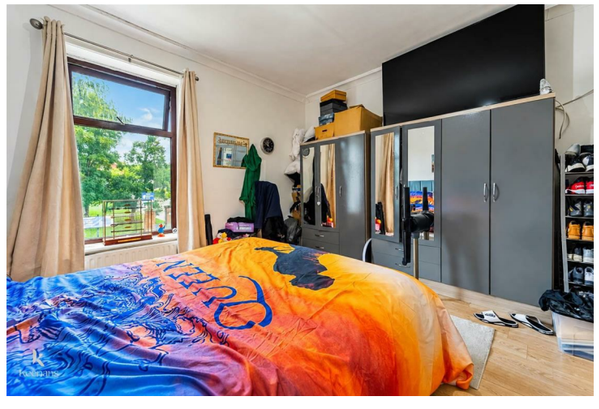
**Bathroom**
7'4 x 4'6 (2.24m x 1.37m)











**Tel: 01254916276**

www.keenans-estateagents.co.uk