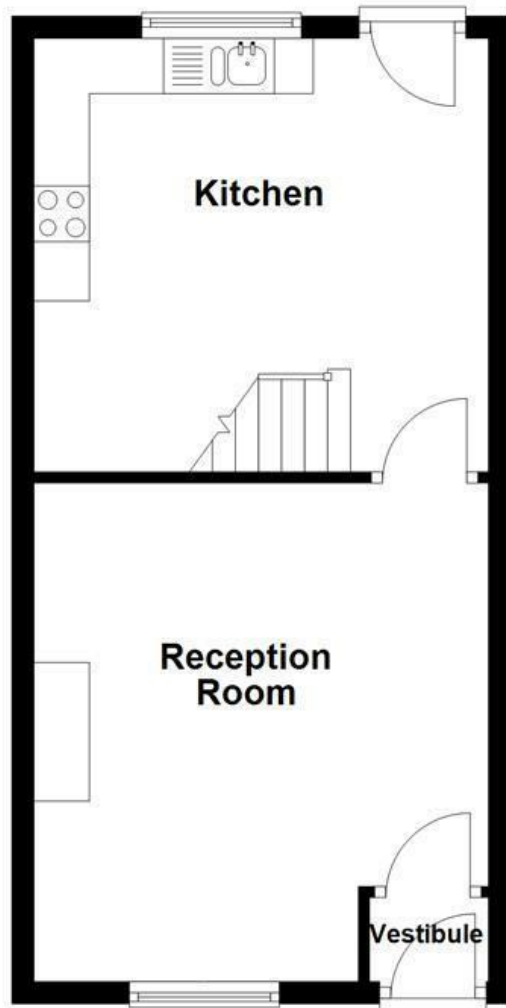
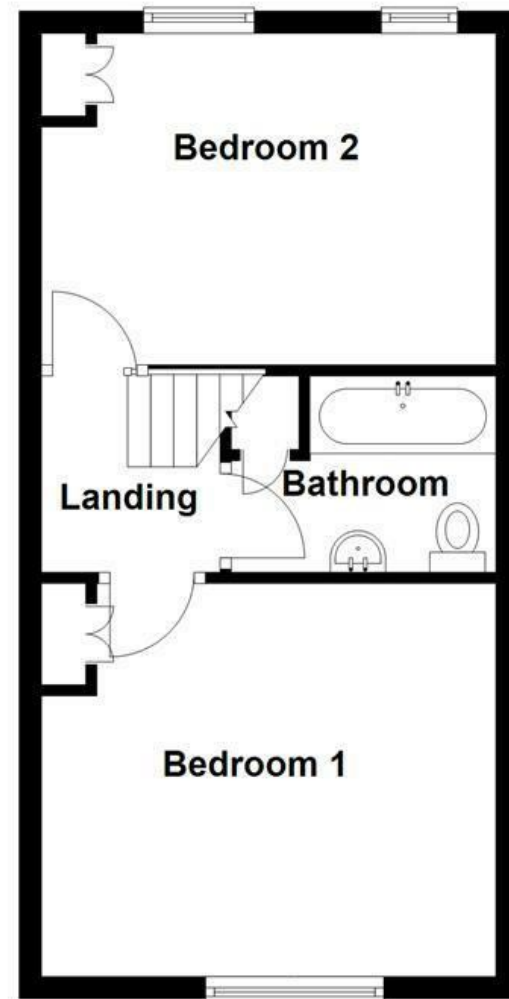


Ground Floor



First Floor



Pitville Street, Darwen, BB3 1HJ

Offers Over £90,000

TWO BEDROOM TERRACED PROPERTY IN DARWEN

Nestled in the charming area of Pitville Street, Darwen, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is practical, ensuring that every inch of space is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the rear garden, a lovely outdoor space that invites you to enjoy the fresh air. Whether you wish to cultivate a small garden, host summer barbecues, or simply unwind with a good book, this garden offers a private retreat from the hustle and bustle of daily life.

Located in Darwen, this property benefits from a friendly community and is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for those who value accessibility and community spirit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

Pitville Street, Darwen, BB3 1HJ

Offers Over £90,000

 **2**  **1**  **1**  **D**

- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Double Bedrooms
 - Three Piece Modern Bathroom
 - Tenure: Leasehold
- One Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor

Vestibule
3'6 x 2'8 (1.07m x 0.81m)
Hardwood entrance door and door to reception room.

Reception Room
14'9 x 13'6 (4.50m x 4.11m)
UPVC double glazed window, central heating radiator, coving and door to kitchen.

Kitchen
13'6 x 12'10 (4.11m x 3.91m)
UPVC double glazed window, central heating radiator, coving, wall and bases units, laminate worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, tile effect floor, stairs to first floor and hardwood door to rear.

First Floor

Landing
5'11 x 5'4 (1.80m x 1.63m)
Doors to to bedrooms and bathroom.

Bedroom One
12' x 11'8 (3.66m x 3.56m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two
13'6 x 9'6 (4.11m x 2.90m)
Two UPVC double glazed windows, central heating radiator and storage.

Bathroom
7'10 x 6'3 (2.39m x 1.91m)
Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double tile panel bath with mixer tap and direct feed shower over, extractor fan, part tiled elevation and tile effect flooring.

External

Rear
Enclosed garden, artificial lawn, mature shrubs and decking.



Tel: 01254916276

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