



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

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.

## Devon Street, Darwen, BB3 2JZ

### £165,000

A FANTASTIC TWO BEDROOM MID TERRACE HOME

Welcome to this charming mid-terrace house located on Devon Street in Darwen. This delightful property is perfect for first-time buyers seeking a comfortable and convenient home.

As you enter, you will find a spacious lounge area that offers a warm and inviting atmosphere, ideal for relaxing or entertaining guests. The large double doors lead you into a contemporary kitchen, which is both stylish and functional, making it a wonderful space for culinary adventures.

The house features two generously sized double bedrooms, ensuring ample space for rest and relaxation. The main bedroom boasts the added convenience of an en suite shower room, providing a private retreat. Additionally, there is a well-appointed family bathroom, catering to the needs of the household.

Outside, the property benefits from both a front and rear yard, offering outdoor space for gardening or enjoying the fresh air. The location is particularly advantageous, as it is close to local amenities and transport links, making commuting and daily errands a breeze.

This home is ready to move into, allowing you to settle in without delay. With its appealing features and prime location, this property is an excellent opportunity for those looking to step onto the property ladder. Don't miss your chance to make this lovely house your new home.

# Devon Street, Darwen, BB3 2JZ

£165,000



- Tenure Leasehold
- Council Tax Band B
- EPC Rating TBC
- On Street Parking
- Open Plan Living Space
- Two Generously Sized Bedrooms With Main Bedroom Boasting An En Suite
- Contemporary Fitted Kitchen
- Sought After Location
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

## Ground Floor

### Entrance Vestibule

4'1 x 3'1 (1.24m x 0.94m)

### Hall

10'9 x 3'1 (3.28m x 0.94m)

### Reception Room

27'6 x 14'3 (8.38m x 4.34m)

### Kitchen

13'10 x 9' (4.22m x 2.74m)

## First Floor

### Landing

19'4 x 5' (5.89m x 1.52m)

### Bedroom One

14'3 x 9'1 (4.34m x 2.77m)

### En Suite

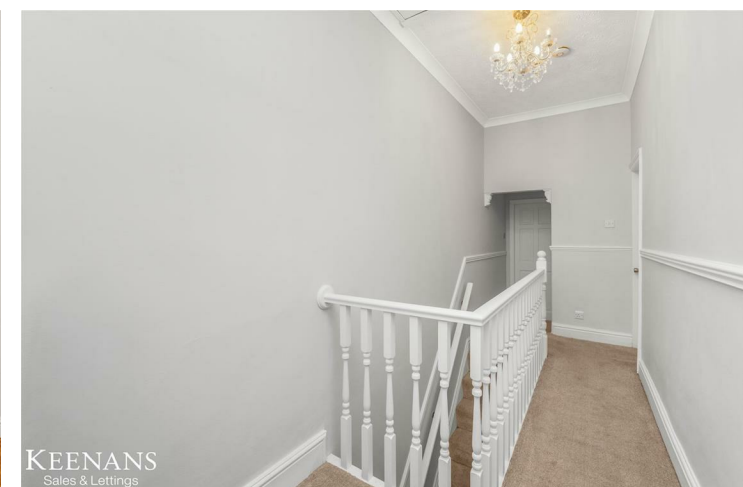
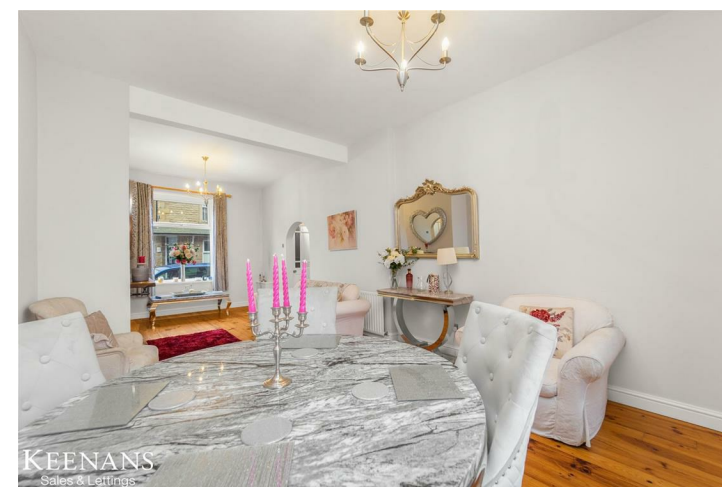
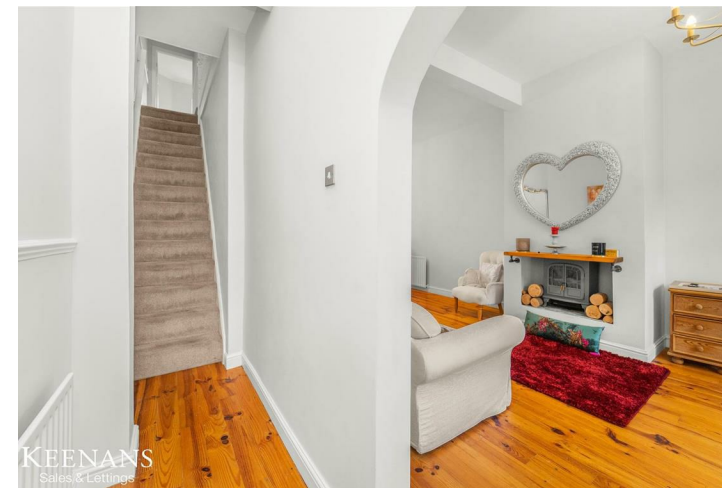
5'8 x 3'5 (1.73m x 1.04m)

### Bedroom Two

13'9 x 11'10 (4.19m x 3.61m)

### Bathroom

9'7 x 8'11 (2.92m x 2.72m)



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