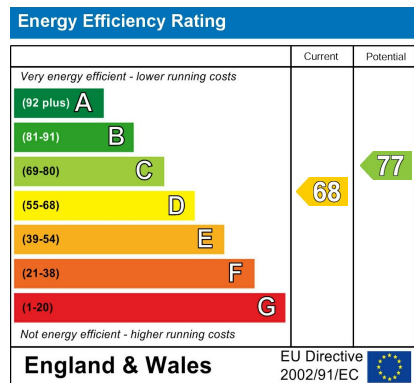




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Sandy Lane, Darwen, BB3 OPN

Offers Over £160,000

A STYLISH TWO-BEDROOM MID-TERRACE HOME WITH FANTASTIC POTENTIAL

Situated on the picturesque Sandy Lane in Darwen, this spacious and characterful mid-terrace property offers an exciting opportunity for first-time buyers, growing families and those looking for a home with scope to make their own. From the moment you step inside, the generous proportions and original features throughout give this property a real sense of character and charm. The accommodation currently comprises two spacious double bedrooms, with the potential to reconfigure the layout and create three or even four bedrooms, subject to the necessary permissions and consents.

The bright and airy open-plan living and dining space provides a welcoming heart to the home, flowing through to a separate snug, an ideal space for relaxing or creating an additional reception room. The generous room sizes and versatile layout provide plenty of flexibility to suit modern family life.

To the rear is a large, private garden which is not overlooked, providing an excellent outdoor space for children, entertaining or simply enjoying the peaceful surroundings and lovely views. There is also a rear garage, together with substantial outside space that offers potential for additional parking to the rear, subject to any necessary permissions.

Sandy Lane, Darwen, BB3 OPN

Offers Over £160,000

2 1 2 D

- Stylish Two-Bedroom Mid-Terraced Home
 - Viewing Essential
 - Off Road Parking Available/Rear Garage
 - Tenure - Leasehold
- Two Spacious Double Bedrooms
 - Large Private Rear Garden
 - EPC Rating - D
- Bright And Welcoming Living Areas
 - Close Proximity To Local Amenities And Well Regarded Schools With Easy Access To Major Network Links
 - Council Tax Band - B

Ground Floor

Entrance Vestibule

4'6 x 3'5 (1.37m x 1.04m)

Hall

12'8 x 3'5 (3.86m x 1.04m)

Reception Room One

14'1 x 10 (4.29m x 3.05m)

Reception Room Two

18'6 x 14 (5.64m x 4.27m)

Kitchen

10'5 x 8'5 (3.18m x 2.57m)

First Floor

Landing

18'3 x 2'7 (5.56m x 0.79m)

Bedroom One

16 x 14'1 (4.88m x 4.29m)

Bedroom Two

14'9 x 10'10 (4.50m x 3.30m)

Bathroom

10'11 x 8'6 (3.33m x 2.59m)



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