



## Buff Street, Darwen, BB3 2RY

### Offers Over £140,000

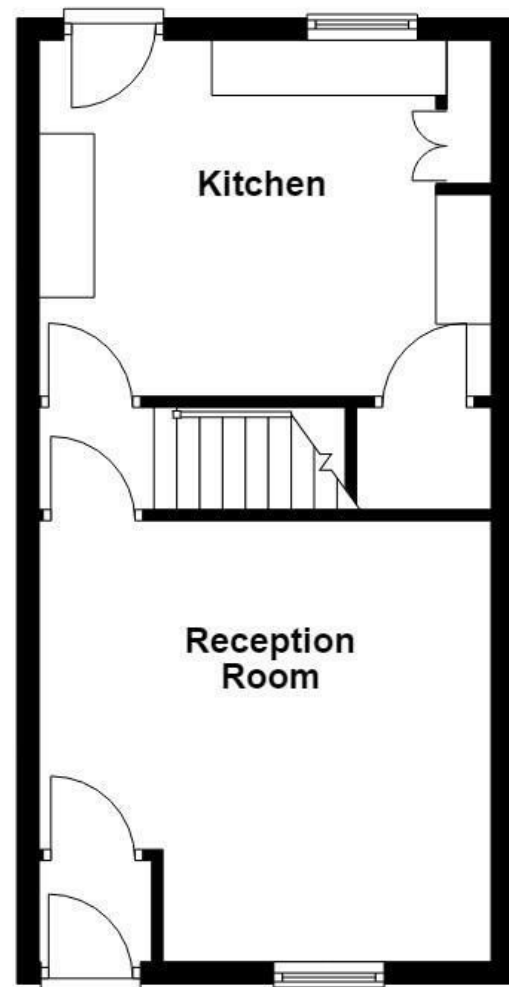
TWO BEDROOM MID TERRACE PROPERTY IN THE HEART OF DARWEN

Located on Buff Street in the charming town of Darwen, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The bright kitchen diner is modern and well-appointed, perfect for both casual meals and entertaining guests.

This home features one generously sized double bedroom and one single bedroom, providing ample space for relaxation and rest. Additionally, the boarded and fully insulated loft, which is carpeted, has lighting power sockets offering potential for extra storage or even conversion, should you wish to expand your living space further. The large family bathroom is thoughtfully designed, ensuring comfort and convenience for all.

Situated in a prime location, this property is conveniently close to local parks, schools, and the bustling town centre, making it ideal for families and professionals alike. With its modern renovations and inviting layout, this home is ready for you to move in and make it your own. Don't miss the chance to view this fantastic property, which truly embodies the essence of comfortable living in Darwen.

Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         | <b>78</b>                                                                           |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            | <b>67</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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  1  D

- Mid Terrace Property
  - Spacious Reception Room
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Three Piece Bathroom
  - Leasehold
- Fitted Kitchen
  - Enclosed Rear Yard
  - Council Tax Band A

Ground Floor

Entrance Vestibule

3'4 x 3' (1.02m x 0.91m)

Reception Room

13'5 x 13'1 (4.09m x 3.99m)

Kitchen

13'5 x 10'4 (4.09m x 3.15m)

First Floor

Landing

8' x 5'8 (2.44m x 1.73m)

Bedroom One

13'5 x 13'1 (4.09m x 3.99m)

Bedroom Two

7'9 x 7'3 (2.36m x 2.21m)

Bathroom

10'4 x 5'4 (3.15m x 1.63m)

Loft

Carpeted and fully insulated, power sockets and lighting.



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