



## Epworth Street, Darwen, BB3 2QR

### £165,000

#### THREE BEDROOM PROPERTY IN DARWEN

Located on Epworth Street in the charming town of Darwen, this delightful house presents a wonderful opportunity for those seeking a property with great potential. The generous reception room welcomes you with ample space for relaxation and entertaining, making it the perfect hub for family gatherings or quiet evenings in.

The kitchen, which overlooks the enclosed garden, is a lovely feature of the home. The garden is laid to lawn and includes paved areas, providing a serene outdoor space for both leisure and play. It is an ideal setting for summer barbecues or simply enjoying a cup of tea in the fresh air.

This property boasts two spacious double bedrooms, offering comfortable accommodation for family members or guests. Additionally, there is a third bedroom that can serve as a guest room or a versatile office space, catering to the needs of modern living.

While the house does require some modernisation, it is brimming with potential. With a little love and care, it can be transformed into a truly magnificent home that reflects your personal style. Furthermore, the convenience of off-road parking adds to the appeal, ensuring that you have a secure place for your vehicle.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# Epworth Street, Darwen, BB3 2QR

## £165,000



- Tenure Leasehold
  - Off Road Parking
  - Ample Rear Garden Space
  - Sought After Location
- Council Tax Band B
  - Bursting With Potential
  - Easy Access To Major Commuter Routes
- EPC Rating TBC
  - Ideal Investment Opportunity
  - Close Proximity To Local Amenities

### Ground Floor

#### Entrance

UPVC double glazed door to porch

#### Porch

5'1 x 3'1 (1.55m x 0.94m)  
Door to hall.

#### Hall

6'6 x 4'7 (1.98m x 1.40m)  
Central heating radiator, smoke alarm, door to reception room and stairs to first floor.

#### Reception Room

16'6 x 12'3 (5.03m x 3.73m)  
UPVC double glazed window, central heating radiator, electric fire with exposed stone surround, alcove shelving and door to kitchen.

#### Kitchen

14'10 x 11'10 (4.52m x 3.61m)  
UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer, space for oven, space for fridge freezer, plumbing for washing machine, tiled splash back, under stairs storage and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

9' x 6' (2.74m x 1.83m)  
UPVC double glazed window, smoke alarm, loft access, doors to three bedrooms and shower room.

#### Bedroom One

13'9 x 8'3 (4.19m x 2.51m)  
UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Two

10'4 x 8'7 (3.15m x 2.62m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'4 x 6' (2.84m x 1.83m)  
UPVC double glazed window, central heating radiator and boiler cupboard.

#### Shower Room

5'11 x 5'6 (1.80m x 1.68m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and enclosed direct feed shower with rinse head.

### External

#### Rear

Enclosed laid to lawn garden, paving and bedding areas.

### Front

Driveway with artificial grass.



Tel: 01254916276

www.keenans-estateagents.co.uk