


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Dean Street, Darwen, BB3 1HH

£125,000

THREE BEDROOM END TERRACE PROPERTY IN THE HEART OF DARWEN

Nestled on the charming Dean Street in Darwen, this delightful end terrace house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living.

The modern kitchen is a standout feature, designed to cater to both culinary enthusiasts and those who appreciate contemporary aesthetics. Its layout ensures that cooking and entertaining can be enjoyed in a bright and inviting environment.

The spacious nature of the home extends beyond the kitchen, providing a welcoming atmosphere throughout. Each room is designed to maximise space and light, making it an ideal setting for relaxation and family gatherings.

Conveniently located, this property is just a stone's throw away from local amenities, ensuring that shops, schools, and recreational facilities are easily accessible. This prime location enhances the appeal of the home, making it not only a comfortable residence but also a practical choice for everyday living.

Dean Street, Darwen, BB3 1HH

£125,000



- End Terraced Property
- Two Reception Rooms
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Modern Fitted Kitchen
- Leasehold
- Two Bathrooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Vestibule

3'8 x 3'2 (1.12m x 0.97m)

UPVC double glazed frosted entrance door, coving, wood effect laminate flooring and door to hall.

Hall

11'3 x 3#3 (3.43m x 0.91m#0.91m)

Central heating radiator, wood effect laminate flooring, stairs to first floor and doors to two reception rooms.

Reception Room One

11'11 x 10'6 (3.63m x 3.20m)

UPVC double glazed window, central heating radiator, coving, TV point and wood effect laminate flooring.

Reception Room Two

14'1 x 13'4 (4.29m x 4.06m)

UPVC double glazed window, two central heating radiator, spotlights, wood effect laminate flooring and doors to kitchen and shower room.

Kitchen

8'11 x 7'10 (2.72m x 2.39m)

UPVC double glazed window, glass wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring gas hob, extractor hood, stainless steel splash back, Viessmann boiler, plumbing for washing machine, space for fridge freezer, part tiled elevation, tiled floor and UPVC double glazed frosted door to rear.

Shower Room

6'9 x 5'11 (2.06m x 1.80m)

Spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower in enclosure, tiled elevation and tiled floor.

First Floor

Landing

8'10 x 4'6 (2.69m x 1.37m)

UPVC double glazed window, spotlights and doors to three bedrooms and bathroom.

Bedroom One

14' x 8'3 (4.27m x 2.51m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

12'10 x 6'2 (3.91m x 1.88m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

10' x 7'1 (3.05m x 2.16m)

UPVC double glazed window and central heating radiator.

Bathroom

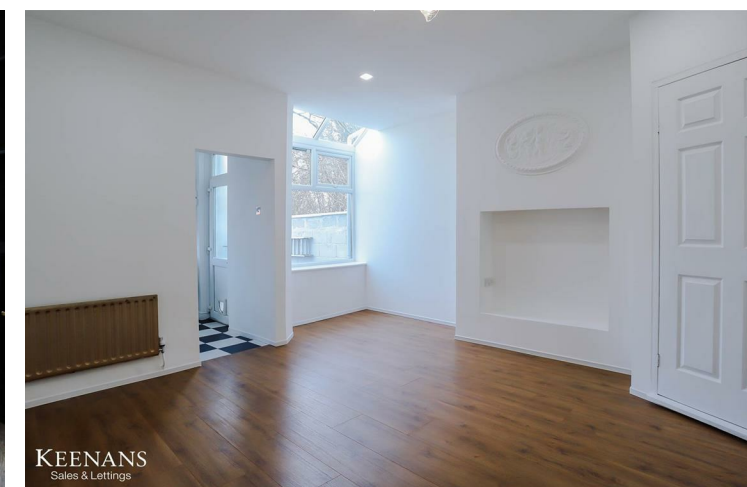
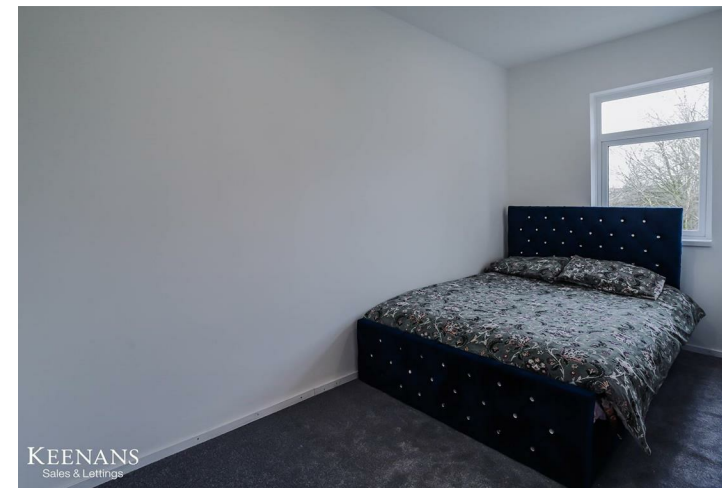
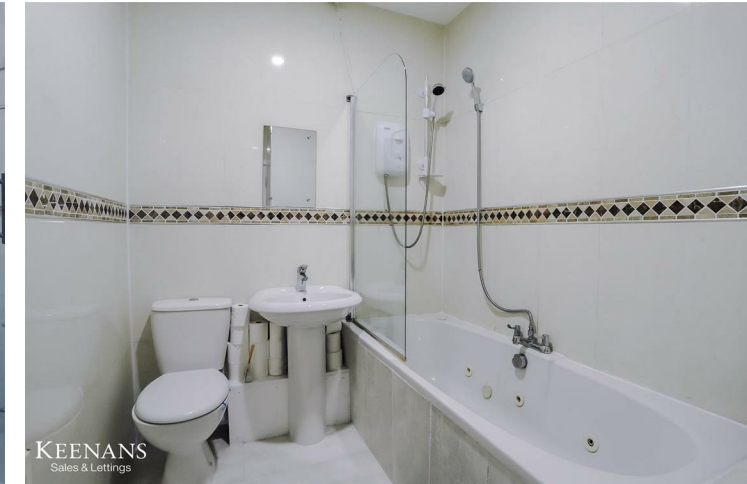
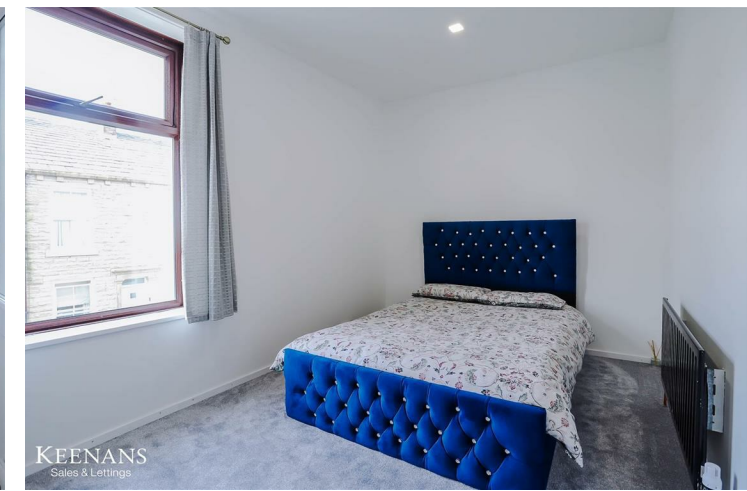
8'6 x 5'7 (2.59m x 1.70m)

Loft access, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head and electric feed shower over, extractor fan, tiled elevation and tiled floor.

External

Rear

Enclosed paved yard, outbuilding, covered seating area and gated access to rear.



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