



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

## Green Row, Darwen, BB3 0LJ

### Offers Over £325,000

AN IMPRESSIVE THREE BEDROOM END TERRACE COTTAGE

Located in the tranquil setting of Green Row, Livesey, Darwen, this delightful detached end terrace cottage offers a perfect blend of modern living and charming character. With three generously sized double bedrooms, this property is ideal for families seeking comfort and space.

As you enter, you are welcomed into a spacious lounge, complete with a cosy log burner, perfect for those chilly evenings. The dining room provides an inviting space for family meals and gatherings, while the modern kitchen, accompanied by a separate utility room, ensures that all your culinary needs are met with ease. Additionally, a convenient downstairs WC adds to the practicality of this lovely home.

The family bathroom is well-appointed, serving the three bedrooms with style and functionality. Outside, the property boasts a lovely rear garden, offering a serene retreat for relaxation and outdoor activities. The stunning views from the garden enhance the overall appeal, making it a perfect spot for enjoying the beauty of nature. A large driveway provides ample parking for multiple cars, and the integral garage adds further convenience. Set back down a quiet cul-de-sac, this cottage offers a peaceful environment while remaining close to local amenities.

Having been thoughtfully renovated, this home retains its charming features while providing modern comforts, making it a great family home. If you are looking for a property that combines character, space, and a picturesque setting, this cottage in Livesey is not to be missed.

# Green Row, Darwen, BB3 0LJ

Offers Over £325,000

 3  1  2  D

- Charming End Terrace Cottage
- Abundance of Living Space
- Off Road Parking and Ohme EV Charging Point
- EPC Rating TBC
- Three Double Bedrooms
- Move-in Ready
- Tenure Freehold
- Modern Four Piece Bathroom Suite
- Countryside Surroundings
- Council Tax Band D

## Ground Floor

### Entrance Vestibule

4'0 x 3'1 (1.22m x 0.94m)

Composite double glazed front door, tiled flooring and door to dining room.

### Dining Room

13'5 x 12'6 (4.09m x 3.81m)

UPVC double glazed window, central heating radiator, smoke detector, feature wall lights, exposed beams, under stairs storage, tiled flooring, open to kitchen and door to reception room.

### Kitchen

10'2 x 8'11 (3.10m x 2.72m)

UPVC double glazed window, range of high gloss wall and base units with wood effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated double oven, four ring induction hob, space for dishwasher, under unit lighting, exposed beams, spotlights and tiled flooring.

### Reception Room

24'1 x 13'1 (7.34m x 3.99m)

UPVC double glazed window, two central heating radiators, cast iron log burner with tiled surround, exposed beams, CO2 detector, spotlights, door to utility, aluminium double glazed bi-folding doors to rear and stairs to first floor.

### Utility

9'6 x 8'4 (2.90m x 2.54m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, spotlights, tiled flooring, doors leading to WC, garage and UPVC double glazed stable door to rear.

### WC

8'4 x 2'5 (2.54m x 0.74m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basing with mixer tap, fitted storage, spotlights, extractor fan and tiled flooring.

### Garage

20'8 x 12'2 (6.30m x 3.71m)

Two UPVC double glazed windows, Vaillant boiler, power, lighting and up and over garage door.

## First Floor

## Landing

15'9 x 2'9 (4.80m x 0.84m)

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

### Bedroom One

13'5 x 13'0 (4.09m x 3.96m)

Two UPVC double glazed windows, central heating radiator, spotlights, fitted wardrobe and wood effect laminate flooring.

### Bedroom Two

12'8 x 11'4 (3.86m x 3.45m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobe.

### Bedroom Three

12'9 x 10'5 (3.89m x 3.18m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobe.

### Bathroom

11'0 x 9'7 (3.35m x 2.92m)

Two UPVC double glazed windows, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, panel bath with mixer tap, mirrored cabinet with Bluetooth connection, spotlights, extractor fan, exposed beams, tiled elevations and tiled flooring.

### External

#### Rear

Enclosed garden with laid to lawn, paving, slate chippings, bedding, greenhouse, electric point, external water supply and mature shrubbery.

#### Front

Stone chip driveway, bedding areas, Ohme EV charging point and access to garage.



Tel: 01254916276

www.keenans-estateagents.co.uk