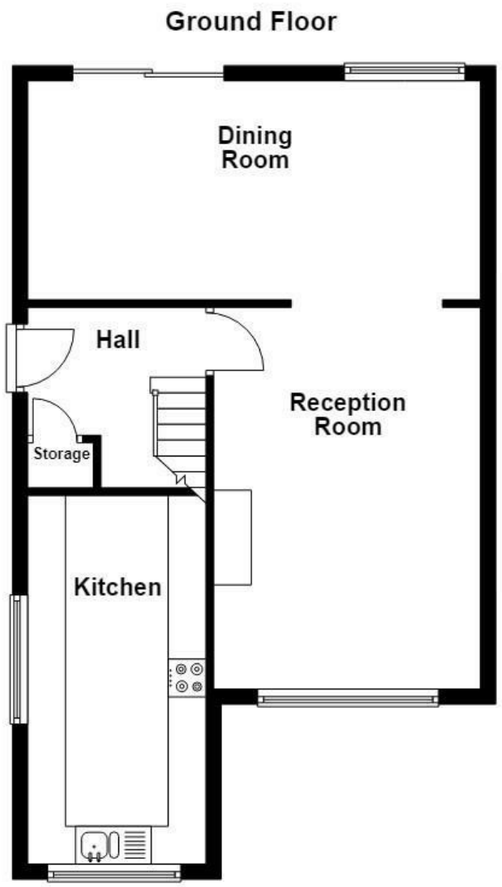
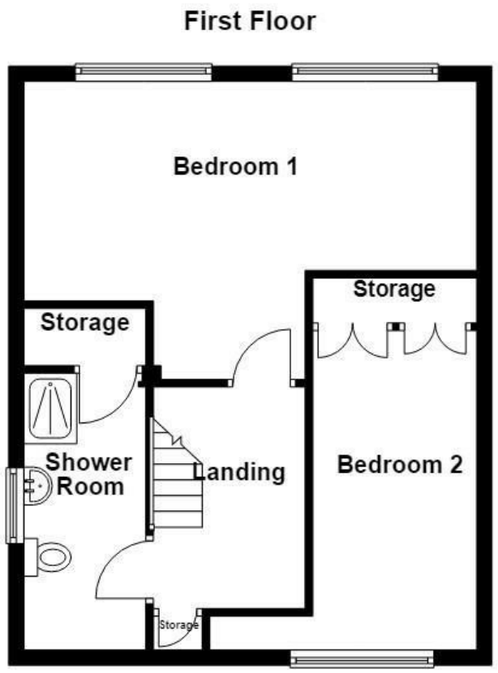
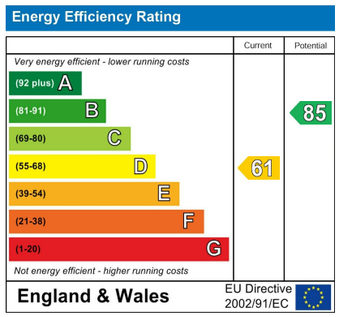
Keenans







Pole Lane, Darwen, BB3 3LD

Offers Over £240,000

AN ENVIABLE TWO BEDROOM SEMI DETACHED HOME

Nestled in the charming area of Pole Lane, Darwen, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and style. As you approach the property, you will be greeted by a large driveway, providing ample parking space, and a stunning garden that enhances the home's curb appeal.

Upon entering, you will find a spacious open-plan dining and living area, ideal for both relaxation and entertaining. The layout is designed to create a warm and inviting atmosphere, making it the perfect space for family gatherings or quiet evenings in. The separate, stylish kitchen is well-equipped and offers a functional space for culinary pursuits.

The property boasts two generously sized double bedrooms, ensuring plenty of room for rest and relaxation. The modern shower room is tastefully designed, providing a refreshing space to unwind after a long day. With the house once previously being a three bedroom property, this space is still easily adaptable to be changed back into this.

This home is not only practical but also exudes a sense of charm and character, making it an excellent choice for those seeking a comfortable living environment. With its convenient location and attractive features, this property is sure to appeal to a variety of buyers. Don't miss the opportunity to make this lovely house your new home.

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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Pole Lane, Darwen, BB3 3LD

Offers Over £240,000

2 1 1 D

- Tenure Leasehold
- Ample Off Road Parking
- Enviable Garden Space
- Easy Access To Major Network links
- Council Tax Band C
- Two Generously Sized Bedrooms
- Sought After Location
- EPC Rating D
- Fitted Kitchen And Three Piece Shower Room
- Abundance Of Indoor And Outdoor Space With Viewing Essential

Ground Floor

Entrance

Composite part frosted door to hall.

Hall

8'9 x 8'2 (2.67m x 2.49m)

Central heating radiator, coving, wood effect laminate flooring, door to reception room, open access to kitchen and stairs to first floor.

Reception Room

16'6 x 11'7 (5.03m x 3.53m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire with decorative surround, wood effect laminate flooring and open access to dining room.

Dining Room

19'8 x 9'6 (5.99m x 2.90m)

UPVC double glazed windo9w, two central heating radiators, television point, coving, wood effect laminate flooring and UPVC double glazed sliding doors to rear garden.

Kitchen

16'11 x 8' (5.16m x 2.44m)

Two UPVC double glazed windows, coving, panelled wall and base units, granite work top and upstands, composite one and a half sink and drainer with mixer tap, tiled splash back, double oven in a high rise unit, four ring induction hob, extractor hood, plumbed for washing machine, space for dishwasher, built in bins, integrated fridge freezer and tiled floor.

First Floor

Landing

10'7 x 6'10 (3.23m x 2.08m)

Coving, smoke alarm, dado rail, doors to two bedrooms and shower room.

Bedroom One

19' x 13'9 (5.79m x 4.19m)

Two UPVC double glazed windows, central heating radiator and coving.

Bedroom Two

13'10 x 7'5 (4.22m x 2.26m)

UPVC double glazed window, central heating radiator, coving, storage.

Shower Room

12' x 5' (3.66m x 1.52m)

UPVC double glazed frosted window, upright central heating radiator, dual flush WC, pedestal wash basin with mixer tap, walk in direct feed shower, loft access, part tiled elevation and storage.

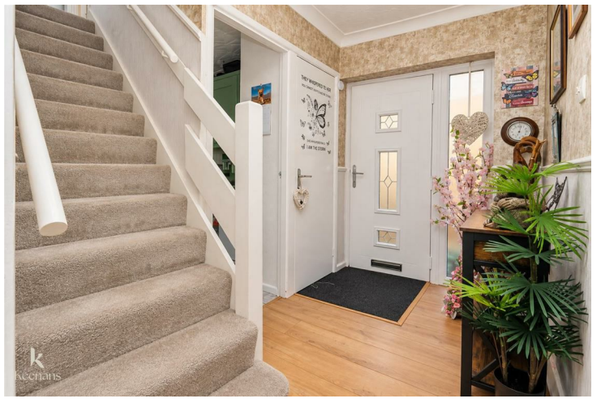
External

Rear

Enclosed Indian stone paved garden with artificial lawn.

Front

Block paved driveway and bedding areas.



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