



| 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.

## Sandy Lane, Darwen, BB3 OPN

### Offers Over £170,000

A STYLISH TWO BEDROOM MID TERRACE HOME

Situated on the picturesque Sandy Lane in Darwen, this fantastic mid-terrace house presents an ideal opportunity for first-time buyers seeking a stylish and cosy home. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The bright and airy open plan living/dining areas that leads to a snug is designed to create a welcoming atmosphere, perfect for both entertaining guests and enjoying quiet evenings at home.

The stunning kitchen is a highlight of the property, featuring modern fittings and ample storage, making it a delightful space for culinary enthusiasts. The three-piece bathroom is well-appointed and includes additional storage, ensuring practicality alongside comfort.

One of the standout features of this home is the large rear garden, offering a private outdoor retreat that is not overlooked, allowing for peaceful enjoyment of the lovely views. Additionally, the property includes a garage at the rear, providing convenient storage or parking options, along with on-street parking for guests.

This delightful home is ready to move into, making it an excellent choice for those looking to settle in a friendly neighbourhood. With its combination of charm, style, and practicality, this property on Sandy Lane is not to be missed.

# Sandy Lane, Darwen, BB3 OPN

Offers Over £170,000



- Stylish Two-Bedroom Mid-Terraced Home
- Viewing Essential
- Off Road Parking Available/Rear Garage
- Tenure - Leasehold
- Two Spacious Double Bedrooms
- Large Private Rear Garden
- EPC Rating - TBC
- Bright And Welcoming Living Areas
- Close Proximity To Local Amenities And Well Regarded Schools With Easy Access To Major Network Links
- Council Tax Band - B

## Ground Floor

### Entrance Vestibule

4'6 x 3'5 (1.37m x 1.04m)

### Hall

12'8 x 3'5 (3.86m x 1.04m)

### Reception Room One

14'1 x 10 (4.29m x 3.05m)

### Reception Room Two

18'6 x 14 (5.64m x 4.27m)

### Kitchen

10'5 x 8'5 (3.18m x 2.57m)

## First Floor

### Landing

18'3 x 2'7 (5.56m x 0.79m)

### Bedroom One

16 x 14'1 (4.88m x 4.29m)

### Bedroom Two

14'9 x 10'10 (4.50m x 3.30m)

### Bathroom

10'11 x 8'6 (3.33m x 2.59m)



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