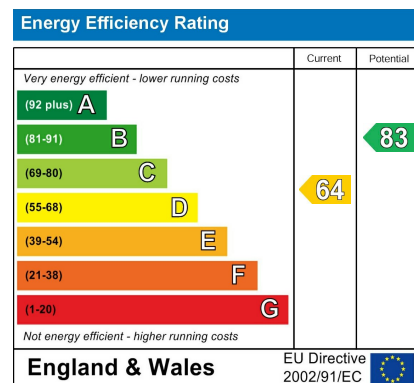


Total area: approx. 80.8 sq. metres (870.1 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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.

## Cranberry Lane, Darwen, BB3 2HL

### £129,950

#### AN EXCEPTIONAL TWO DOUBLE BEDROOMED MID TERRACED PROPERTY

This beautifully presented, two bedroomed mid terraced property is being proudly welcomed to the market within the most desirable location of Darwen. Benefitting from spacious rooms throughout,, modern fixtures and fittings and stylish decor with the most beautiful open plan living space, this property is truly the perfect home for a small family or couple not to be missed! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Blackburn, Bolton, and major motorway links. The property has been beautifully presented to the highest standard throughout and is truly not to be missed!

The property comprises briefly; a welcoming entrance porch leads on to a spacious reception room. The reception room then guides you on to a second reception room which leads through to a contemporary fitted kitchen and staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a three piece bathroom suite. Externally there is an enclosed yard to the rear and courtyard to the front.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.



# Cranberry Lane, Darwen, BB3 2HL

## £129,950

 2  1  2  D

- Mid Terraced Property
  - Two Double Bedrooms
  - Close To Amenities
  - EPC Is D
- Open Plan Living
  - Three Piece Bathroom
  - On Street Parking
- Fitted Kitchen
  - Enclosed Rear Garden
  - Leasehold

### Ground Floor

Enclosed paved patio yard, outbuilding.

#### Entrance

Enter via a composite double glazed frosted door leading into the vestibule.

#### Vestibule

3'04 x 3'04 (1.02m x 1.02m)

Wood effect flooring, hardwood single glazed frosted door leading into reception room one.

#### Reception Room One

14'07 x 13 (4.45m x 3.96m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, television point, wood effect flooring, open to reception room two.

#### Reception Room Two

14'07 x 11'03 (4.45m x 3.43m)

Central heating radiator, understairs storage, smoke alarm, wood effect flooring, stairs leading up to the first floor, open to the kitchen, double glazed patio doors leading out to the rear garden.

#### Kitchen

10'06 x 7 (3.20m x 2.13m)

UPVC double glazed window, central heating radiator, range of cream wall and base units with wood effect work surfaces, composite sink and drain with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, under unit lighting, spotlights, wood effect flooring.

### First Floor

#### Landing

11'04 x 6'02 (3.45m x 1.88m)

Smoke alarm, over stairs storage, doors leading to two bedrooms and a bathroom.

#### Bedroom One

14'07 x 13'01 (4.45m x 3.99m)

UPVC double glazed window, central heating radiator.

#### Bedroom Two

11'03 x 8'05 (3.43m x 2.57m)

UPVC double glazed window, central heating radiator.

#### Bathroom

10'06 x 7 (3.20m x 2.13m)

UPVC double glazed frosted window, central heating radiator, panelled bath with direct feed shower, dual flush WC, pedestal wash basin with mixer tap, part tiled elevations, integrated cupboard, tiled flooring.

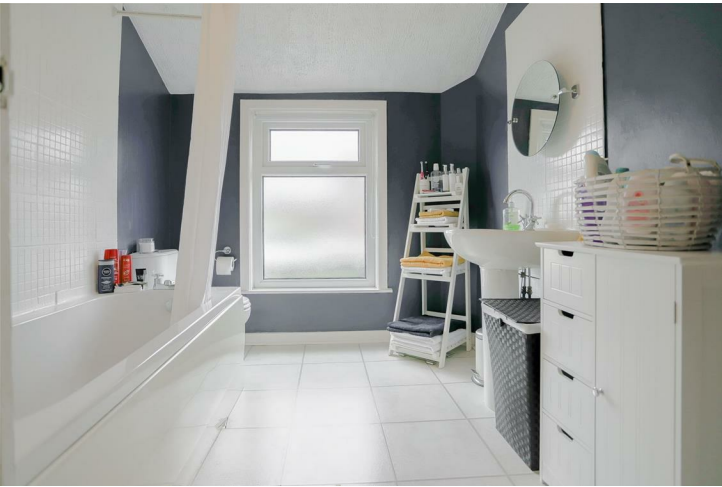
### External

#### Front

Courtyard.

#### Rear

Tel: 01254916276



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