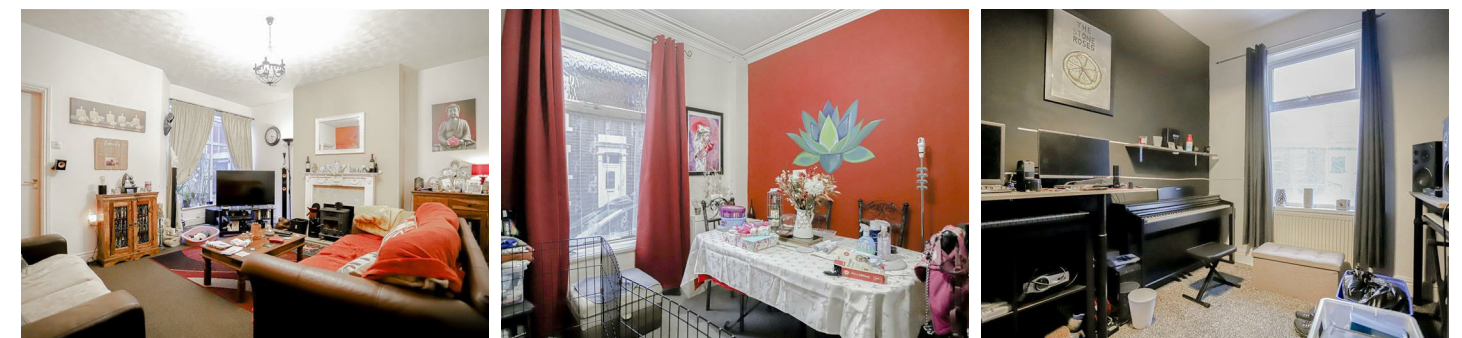


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Argyle Street, Darwen, BB3 1EY

£95,000

AN ENVIABLE INVESTMENT OPPORTUNITY

With an abundance of indoor space, three generously sized bedrooms and two reception rooms, this fantastic three bedroom end terraced property is being proudly welcomed to the market in the highly regarded location of Darwen. With a tenant in situ, this property is the perfect investment opportunity for any by to let investor! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a kitchen. The first floor comprises of doors on to three generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

Argyle Street, Darwen, BB3 1EY

£95,000

 3  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Three Piece Bathroom Suite
 - Close Proximity To Amenities
- Council Tax Band A
 - Three Bedroom Property
 - Enclosed Rear Yard
- EPC Rating D
 - Fitted Kitchen
 - Ideal Buy To Let Investment

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

4' x 3'4 (1.22m x 1.02m)

Coving, meter cupboard and door to hall.

Hall

10'4 x 3'4 (3.15m x 1.02m)

Coving, corbel, doors to two reception rooms and stairs to first floor.

Reception Room One

12'3 x 11'2 (3.73m x 3.40m)

UPVC double glazed window, central heating radiator, coving and television point.

Reception Room Two

16'3 x 16'1 (4.95m x 4.90m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner, television point, under stairs storage and door to kitchen.

Kitchen

10' x 7'10 (3.05m x 2.39m)

UPVC double glazed window, central heating radiator, range of black wall and base units, marble effect surface, tiled splash back, stainless steel sink and drainer, integrated electric oven with four ring electric hob, space for fridge freezer, plumbed for washing machine, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

11'3 x 8'2 (3.43m x 2.49m)

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

Bedroom One

16'1 x 11'1 (4.90m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'3 x 8'1 (3.43m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'11 x 7'5 (3.02m x 2.26m)

UPVC double glazed frosted window and central heating radiator.

Bathroom

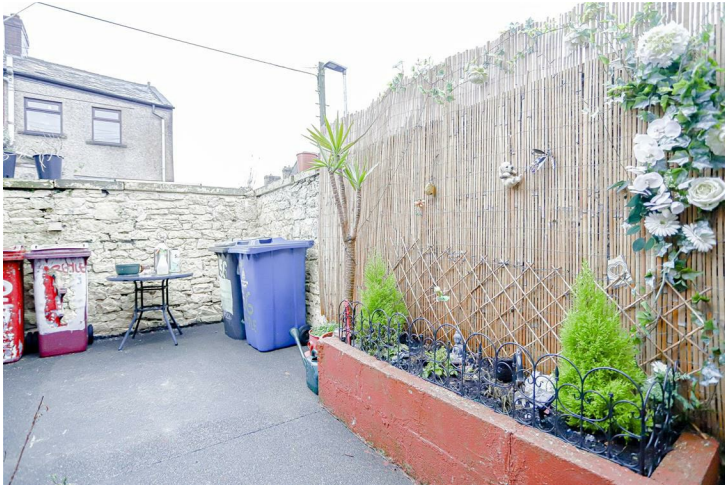
7'4 x 4'8 (2.24m x 1.42m)

Central heating radiator, three piece suite, dual flush WC, pedestal wash basin, panelled bath with direct feed shower, part tiled elevation, extractor fan and lino floor.

External

Rear

Enclosed yard to rear.



Tel: 01254916276

www.keenans-estateagents.co.uk