



Victoria Buildings, Darwen, BB3 3PA

£140,000

A STUNNING TWO BEDROOM MID TERRACE PROPERTY

Welcome to Victoria Buildings, Waterside, Darwen, this fantastic two-bedroom mid-terrace house offers a perfect blend of modern living and serene surroundings. Situated on a quiet street, the property boasts stunning views that enhance its appeal, making it an ideal retreat for those seeking tranquillity.

Upon entering, you will be greeted by an inviting open-plan living space that seamlessly combines comfort and style. The modern kitchen is well-equipped, providing an excellent area for culinary creativity and entertaining guests. The layout encourages a warm and sociable atmosphere, perfect for family gatherings or quiet evenings in.

The property features two spacious bedrooms, each designed to provide a restful haven. These well-proportioned rooms offer ample space for furnishings and personal touches, ensuring a comfortable living experience. The family bathroom is conveniently located, featuring contemporary fixtures that cater to everyday needs.

Outside, the rear yard presents a private outdoor space, ideal for enjoying the fresh air or hosting summer barbecues. This area provides a wonderful opportunity for gardening enthusiasts or simply a place to unwind after a long day.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Two Generously Sized Bedrooms
- Enviably Countryside Views
- Enclosed Rear Yard Space
- Viewing recommended
- Open Plan Living/Kitchen Area
- Sought After Location
- EPC Rating D
- Tenure Freehold
- Council Tax Band A
- On Street Parking

Ground Floor

Open Plan Living/Kitchen Area
26'6 x 14'2 (8.08m x 4.32m)

First Floor

Landing
10' x 5'7 (3.05m x 1.70m)

Bedroom One
12'7 x 9'3 (3.84m x 2.82m)

Bedroom Two
13'3 x 9'9 (4.04m x 2.97m)

Bathroom
7'7 x 6'9 (2.31m x 2.06m)

External

Rear
Enclosed yard.

