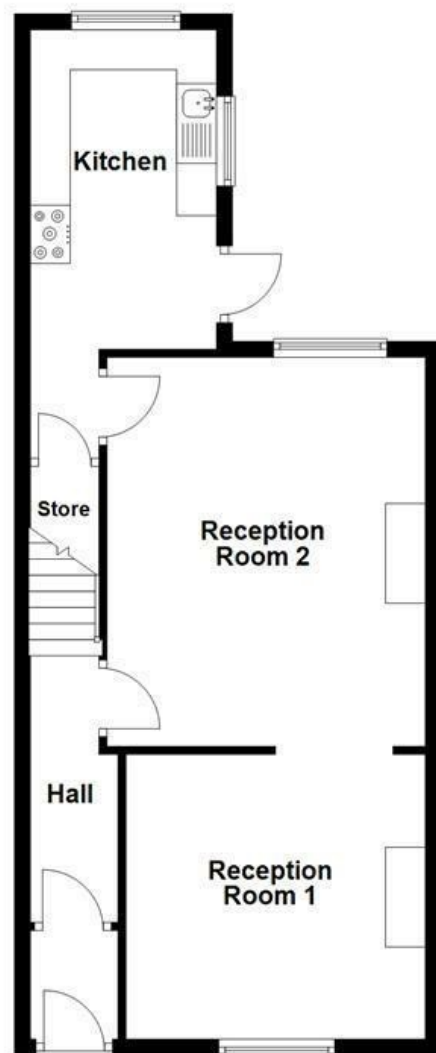
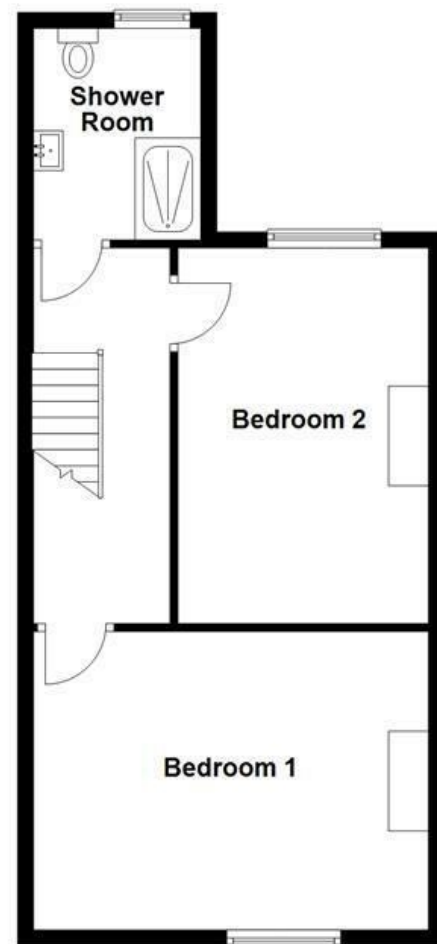


Ground Floor



First Floor



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

Pot House Lane, Darwen, BB3 3AZ

Offers Over £130,000

CHARMING TWO BEDROOM MID TERRACE PROPERTY

Welcome to Pot House Lane, Darwen, this delightful two-bedroom terrace house presents an excellent opportunity for both families and first-time buyers. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

Upon entering, you will be greeted by two large reception rooms that are designed in an open-plan style, creating a warm and inviting atmosphere perfect for entertaining guests or enjoying family time. The spacious kitchen is well-equipped and offers a practical layout, making it a joy to prepare meals and gather with loved ones.

One of the standout features of this home is the lovely garden, which provides a serene outdoor space for children to play or for adults to unwind after a long day. The garden is ideal for hosting summer barbecues or simply enjoying the fresh air.

The property has been recently renovated, ensuring that the modern bathroom meets contemporary standards and adds to the overall appeal of the home. With its excellent location and thoughtful design, this house is not just a place to live, but a wonderful family home waiting to be cherished.

Do not miss the chance to view this property, as it truly represents a fantastic opportunity in the heart of Darwen.

Pot House Lane, Darwen, BB3 3AZ

Offers Over £130,000



- Spacious Mid Terrace Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating TBC
- Two Bedrooms
 - Perfect Rental Investment
 - Tenure Leasehold
- Three Piece Shower Room
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'6 x 3'7 (1.37m x 1.09m)
Composite double glazed frosted front door and door to hall.

Hall

12'2 x 3'7 (3.71m x 1.09m)
Central heating radiator, door to reception room two and stairs to first floor.

Reception Room Two

16'0 x 13'0 (4.88m x 3.96m)
UPVC double glazed window, central heating radiator, electric fire with wooden mantel, door to kitchen and open to reception room one.

Reception Room One

12'4 x 11'9 (3.76m x 3.58m)
UPVC double glazed leaded window, central heating radiator and wood effect flooring.

Kitchen

17'8 x 7'8 (5.38m x 2.34m)
Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, Belling range cooker with seven ring gas hob, space for fridge freezer, plumbing for washing machine, Alpha boiler, wood effect flooring, under stairs storage and composite double glazed frosted stable door to rear.

First Floor

Landing

15'10 x 5'3 (4.83m x 1.60m)
Loft access, smoke detector, doors leading to two bedrooms and shower room.

Bedroom One

16'3 x 12'3 (4.95m x 3.73m)
UPVC double glazed leaded window and central heating radiator.

Bedroom Two

15'7 x 10'4 (4.75m x 3.15m)
UPVC double glazed window and central heating radiator.

Shower Room

8'8 x 6'11 (2.64m x 2.11m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, part PVC elevations, part tiled elevations, PVC to ceiling, spotlights and wood effect flooring.

External

Rear

Enclosed paved yard with bedding areas.



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