



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 48 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales <small>EU Directive 2002/91/EC</small> | | |

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.

Ribble Avenue, Darwen, BB3 0JR

Offers Over £145,000

FULLY RENNOVATED THREE BEDROOM SEMI DETACHED HOME

Located on Ribble Avenue in the charming town of Darwen, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and traditional comfort. Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere, ideal for both relaxation and entertaining guests.

The heart of the home is undoubtedly the country-style kitchen, which boasts ample space for culinary creativity. Adjacent to the kitchen, a separate utility room adds practicality, making daily chores a breeze. The property has been fully renovated, ensuring that the modern shower room meets contemporary standards while maintaining a touch of elegance.

Outside, the large front and rear gardens present a wonderful opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, creating a vibrant flower garden, or simply enjoying a peaceful moment in nature, these gardens offer the space to realise your dreams.

This property is not just a house; it is a home that promises comfort and convenience in a lovely neighbourhood. With its thoughtful renovations and generous outdoor space, it is an ideal choice for families or anyone seeking a tranquil retreat in Darwen. Do not miss the chance to make this charming residence your own.

Ribble Avenue, Darwen, BB3 0JR

Offers Over £145,000



- Tenure Freehold
 - On Street Parking With Permission For A dropped Kerb For Off Road Parking
 - Abundance Of Indoor And Outdoor Space
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Fully Renovated Property
 - Ideal Family Home
- EPC Rating E
 - Viewing Essential
 - Easy Access To Major Commuter Routes

Ground Floor

Entrane

Hard wood door to hall.

Hall

11' x 5'11 (3.35m x 1.80m)

Hard wood window, central heating radiator, stairs to first floor, doors to reception room, kitchen/dining area, storage, spotlights, smoke alarm and wood effect flooring.

Reception Room

13'8 x 11'11 (4.17m x 3.63m)

UPVC double glazed window, central heating radiator, smoke alarm, log burner with exposed stone surround, spotlights, sliding door to kitchen/dining area and wood effect flooring.

Kitchen/Dining Area

13' x 11'2 (3.96m x 3.40m)

UPVC double glazed window, upright central heating radiator, wall and base units, wood work tops, Belfast sink with spring neck mixer tap, integrated oven, five ring gas hob, exposed part brick elevation, extractor hood, central island, integrated fridge, part wood panel elevation, doors to utility and storage, spotlights and tiled floor.

Utility

11'2 x 4'10 (3.40m x 1.47m)

UPVC double glazed window, UPVC double glazed door to rear, central heating radiator, base units, wood effect surface, plumbed for washing, space for fridge freezer, part exposed brick elevation, spotlights and tiled floor.

First Floor

Landing

8'5 x 2'3 (2.57m x 0.69m)

Loft access, spotlights, doors to three bedrooms, wet room and storage.

Bedroom One

13'6 x 10'8 (4.11m x 3.25m)

UPVC double glazed window, central heating radiator, wood panel elevation, two feature wall lights, exposed beam and storage.

Bedroom Two

9' x 7'11 (2.74m x 2.41m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

13'3 x 8' (4.04m x 2.44m)

Two UPVC double glazed windows, central heating radiator and wood effect flooring.

Wet Room

10'4 x 5'4 (3.15m x 1.63m)

Two UPVC double glazed frosted windows, wall mounted wash basin with mixer tap, dual flush WC, walk in direct feed rainfall shower and rinse head, tiled elevation, spotlights and tiled floor.

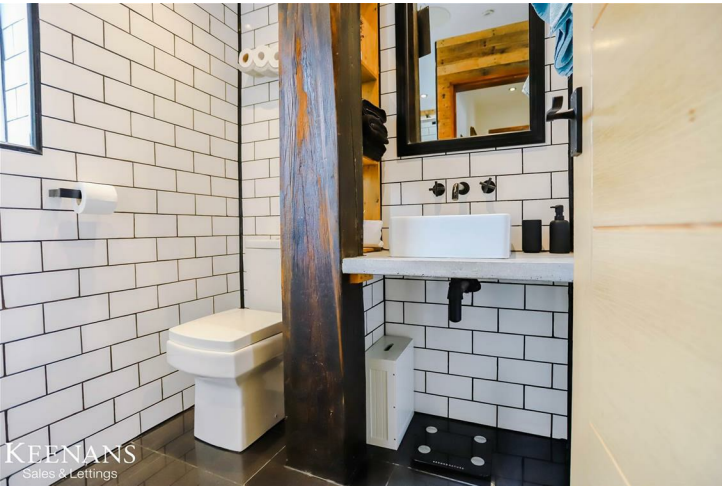
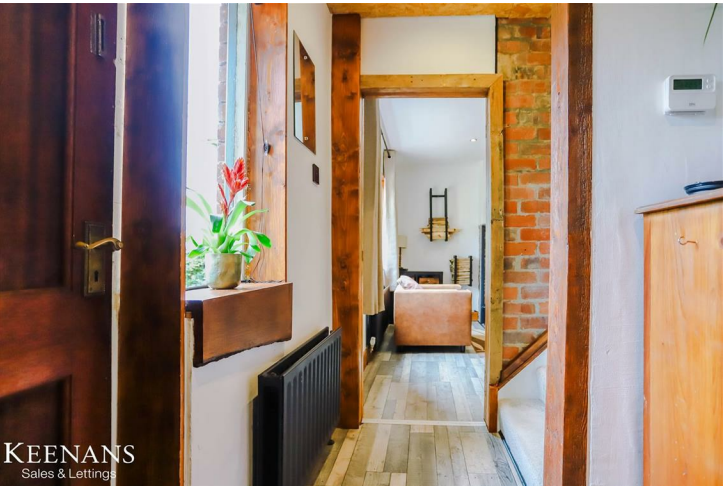
External

Rear

Enclosed laid to lawn garden, stone chippings, decking, raised bedding areas, stone paving and timber shed.

Front

Enclosed laid to lawn garden, paving and stone chippings.



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