

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(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.

Fore Street, Lower Darwen, BB3 0QD

£120,000

FULLY RENOVATED TWO BEDROOM PLUS ATTIC PROPERTY IN THE HEART OF DARWEN

Situated in the heart of Lower Darwen, this charming terraced property on Fore Street offers a delightful blend of modern living and traditional character. With two spacious bedrooms and attic room, this property is perfect for families or those seeking extra room for guests or a home office.

The location is truly advantageous, situated in the town centre and within easy reach of a variety of amenities. Residents will appreciate the convenience of local shops, cafes, and parks, all just a short stroll away.

The property boasts a modern, large kitchen that is both functional and stylish, making it an ideal space for culinary enthusiasts. The adjoining reception room is generously sized, providing a welcoming area for relaxation and entertaining.

The fully renovated bathroom is a standout feature, offering contemporary fixtures and a fresh, clean aesthetic.

Outside, the property includes a rear yard, which is perfect for enjoying the outdoors or for children to play. Additionally, there is an outhouse for storage, providing practical space for garden tools or bicycles.

This property is a wonderful opportunity for those looking to enjoy a comfortable lifestyle in a vibrant community. With its modern amenities and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely home your own.

Fore Street, Lower Darwen, BB3 0QD

£120,000



- Mid Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating: C
- Two Bedroom And Attic Room
- Thrre Piece Modern Bathroom
- Tenure: Freehold
- Newly Decorated Throughout
- Enclosed Rear Yard
- Council Tax Band; A

Ground Floor

Vestibule

4'2 x 2'8 (1.27m x 0.81m)

UPVC double glazed frosted entrance door, and door to reception room.

Reception Room

13'9 x 9'7 (4.19m x 2.92m)

UPVC double glazed window, central heating radiator, exposed beams, two feature wall lights and door to kitchen.

Kitchen

13'9 x 9'7 (4.19m x 2.92m)

Upright central heating radiator, wall and base units, wood effect worktops, integrated oven, four ring electric hob, extractor hood, integrated fridge freezer, plumbing for washing machine, stainless steel sink with draining board and mixer tap, wood effect lino flooring, stairs to first floor and UPVC double glazed French doors to rear.

First Floor

Landing

9'9 x 9' (2.97m x 2.74m)

Stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

14'1 x 8'3 (4.29m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'1 x 8' (2.77m x 2.44m)

UPVC double glazed window and central heating radiator.

Bathroom

9' x 4'4 (2.74m x 1.32m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower over, extractor fan, marble effect tiled elevation and wood effect lino flooring.

Second Floor

Attic Room

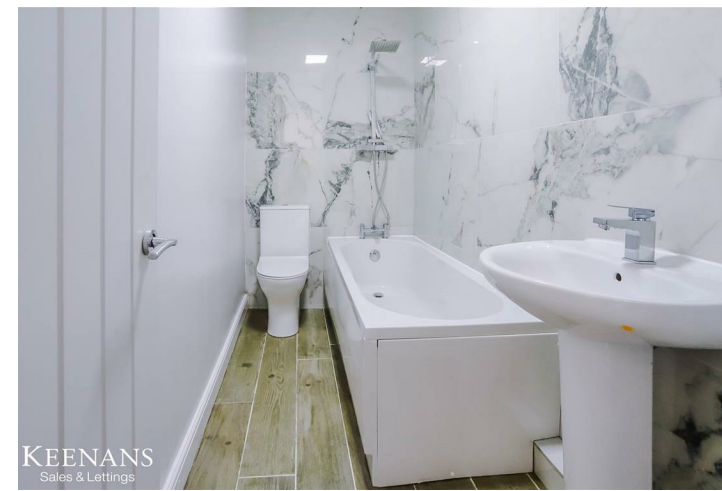
15'1 x 14'2 (4.60m x 4.32m)

Two Velux windows, central heating radiator and exposed beams.

External

Rear

Enclosed paved yard, stone built outbuilding and gated access to rear.



Tel: 01254916276

www.keenans-estateagents.co.uk