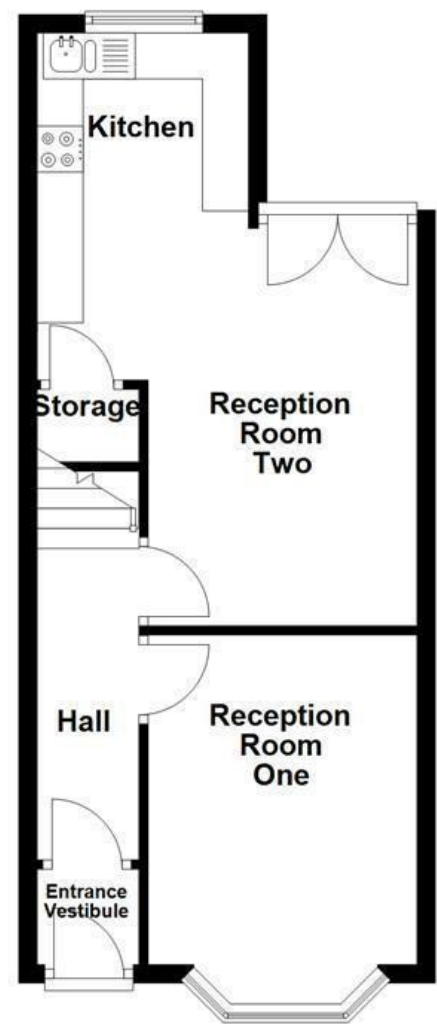
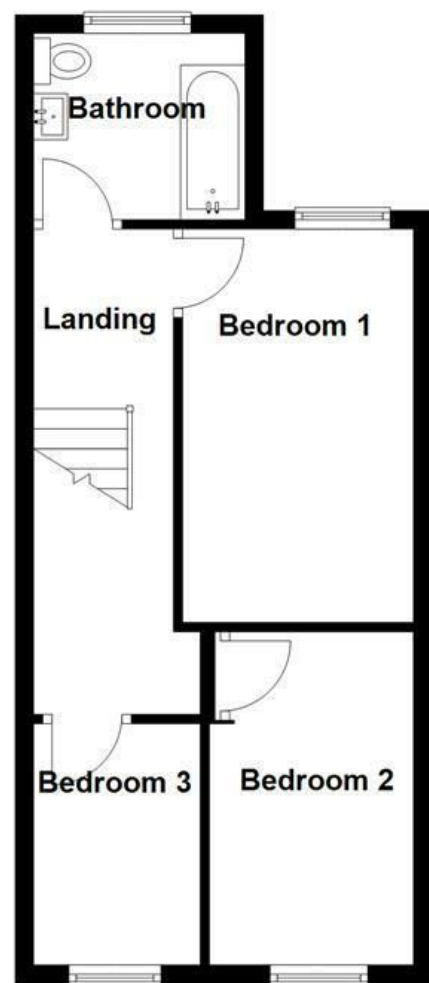


Ground Floor



First Floor



East Park Avenue, Darwen, BB3 2SQ

£169,950

A FANTASTIC THREE BEDROOM MID TERRACE HOME WITH VIEWS OF DARWEN TOWER!

Located on East Park Avenue, Darwen, this gorgeous home presents an excellent opportunity for first-time buyers. The property is ideally situated close to local schools, parks, and a variety of amenities, making it a perfect choice for families and individuals alike.

Upon entering, you will find two spacious living areas that offer ample room for relaxation and entertaining. The open-plan kitchen is a highlight, featuring modern fixtures and fittings that cater to contemporary living. This layout not only enhances the flow of the home but also creates a welcoming atmosphere for gatherings with family and friends.

The property boasts three generously sized bedrooms, providing plenty of space for rest and personalisation. The newly fitted family bathroom adds a touch of luxury and convenience, ensuring that all your needs are met.

Outside, the rear yard offers a private space for outdoor activities or simply enjoying the fresh air. Additionally, on-street parking is available, making it easy for you and your guests to come and go.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.

East Park Avenue, Darwen, BB3 2SQ

£169,950

3 1 2 D

- Mid-Terraced Property
- Two Reception Rooms
- Ideal For First Time Buyers
- Tenure: Leasehold
- Three Bedrooms
- Modern Fitted Kitchen
- EPC Rating: D
- Three-Piece Bathroom
- Enclosed Rear Yard
- Council Tax Band: B

Vestibule

3'8 x 3'5 (1.12m x 1.04m)

Hallway

12'4 x 3'5 (3.76m x 1.04m)

Reception Room One

11'9 x 9'7 (3.58m x 2.92m)

Reception Room Two

14'2 x 11 (4.32m x 3.35m)

Kitchen

12'11 x 7'8 (3.94m x 2.34m)

First Floor

Landing

17'11 x 5'2 (5.46m x 1.57m)

Bedroom One

14'6 x 9'4 (4.42m x 2.84m)

Bedroom Two

11'11 x 8'6 (3.63m x 2.59m)

Bedroom Three

8'8 x 6'5 (2.64m x 1.96m)

Bathroom

9 x 7'7 (2.74m x 2.31m)

