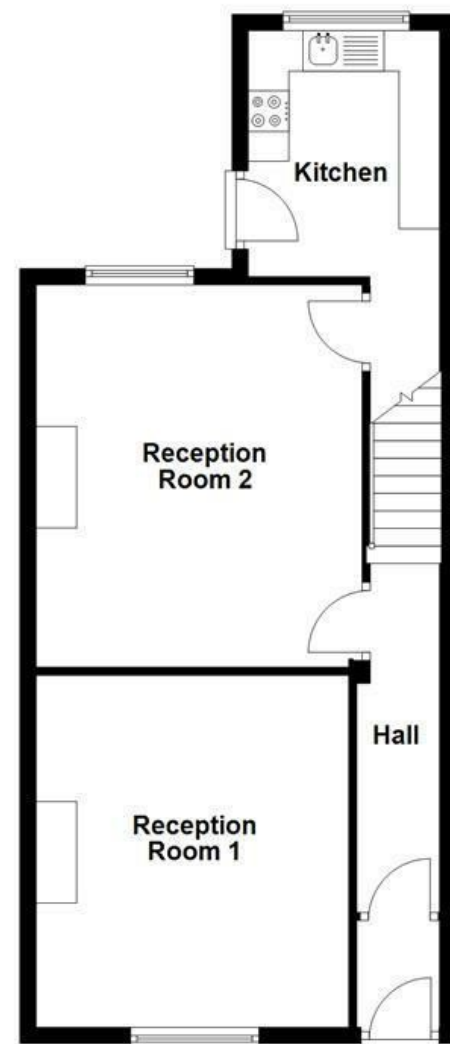
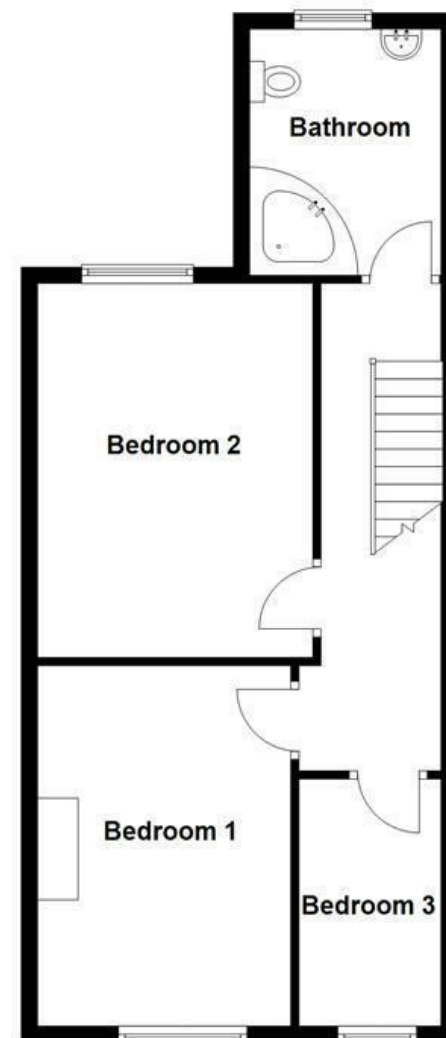



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

Dove Lane, Darwen, BB3 1EE

Offers Over £120,000

CHARMING THREE BEDROOM MID TERRACE PROPERTY

Presenting Dove Lane in the heart of Darwen. This spacious three-bedroom mid-terrace house offers a delightful blend of comfort and convenience. Upon entering, you are greeted by a large open-plan reception room that seamlessly flows into the kitchen, creating an inviting space perfect for both relaxation and entertaining.

The property boasts a generously sized bathroom, featuring a luxurious corner jetted bath, ideal for unwinding after a long day. Each of the three bedrooms provides ample space, making it suitable for families or those seeking extra room for guests or a home office.

Outside, the property benefits from both a front and back yard, providing outdoor space for gardening, play, or simply enjoying the fresh air. The location is particularly advantageous, situated close to a variety of local amenities, ensuring that shops, schools, and parks are just a short stroll away.

This home is not only a wonderful living space but also a fantastic opportunity to enjoy the vibrant community of Darwen. With its spacious layout and prime location, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

Dove Lane, Darwen, BB3 1EE

Offers Over £120,000

 3  1  2  D

- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band; A

Ground Floor

Enclosed yard and decking area.

Vestibule

4'4 x 3'4 (1.32m x 1.02m)

UPVC double glazed frosted entrance door, wood effect laminate flooring and door to hall.

Reception Room One

14'2 x 12'8 (4.32m x 3.86m)

UPVC double glazed window, central heating radiator, three feature wall lights, gas fire, granite effect hearth and surround, wood mantle, wood effect flooring and open access to reception room two.

Reception Room Two

15'5 x 13'7 (4.70m x 4.14m)

UPVC double glazed window, central heating radiator, three feature wall lights, log burning stove, wood effect flooring and door to kitchen.

Kitchen

9'11 x 7'9 (3.02m x 2.36m)

UPVC double glazed window, central heating radiator, coving, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, space for fridge freezer, plumbing for washing machine, Worcester boiler, under stairs storage, part tiled elevation, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

18'1 x 4'11 (5.51m x 1.50m)

Loft access and doors to three bedrooms and bathroom.

Bedroom Two

13'1 x 10'3 (3.99m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom One

14'4 x 12'1 (4.37m x 3.68m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10' x 7'4 (3.05m x 2.24m)

UPVC double glazed window and central heating radiator.

Bathroom

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

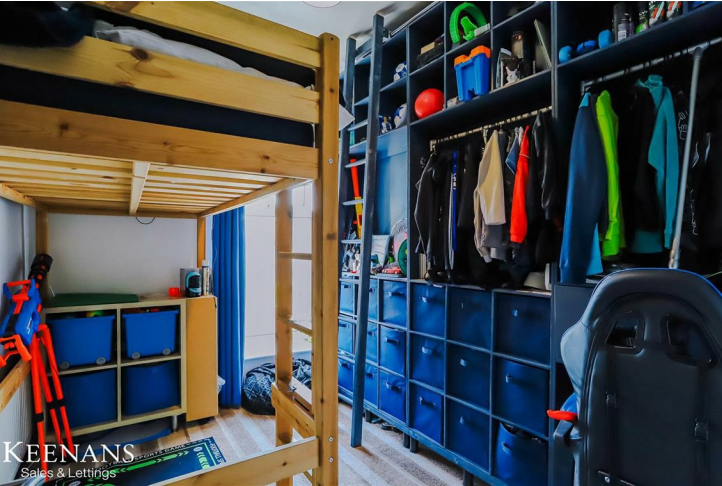
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, panel corner bath with jets and direct feed rainfall shower and rinse head over, tiled elevation and tiled floor

External

Front

Paved courtyard, stone chips and bedding area.

Rear



Tel: 01254916276

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