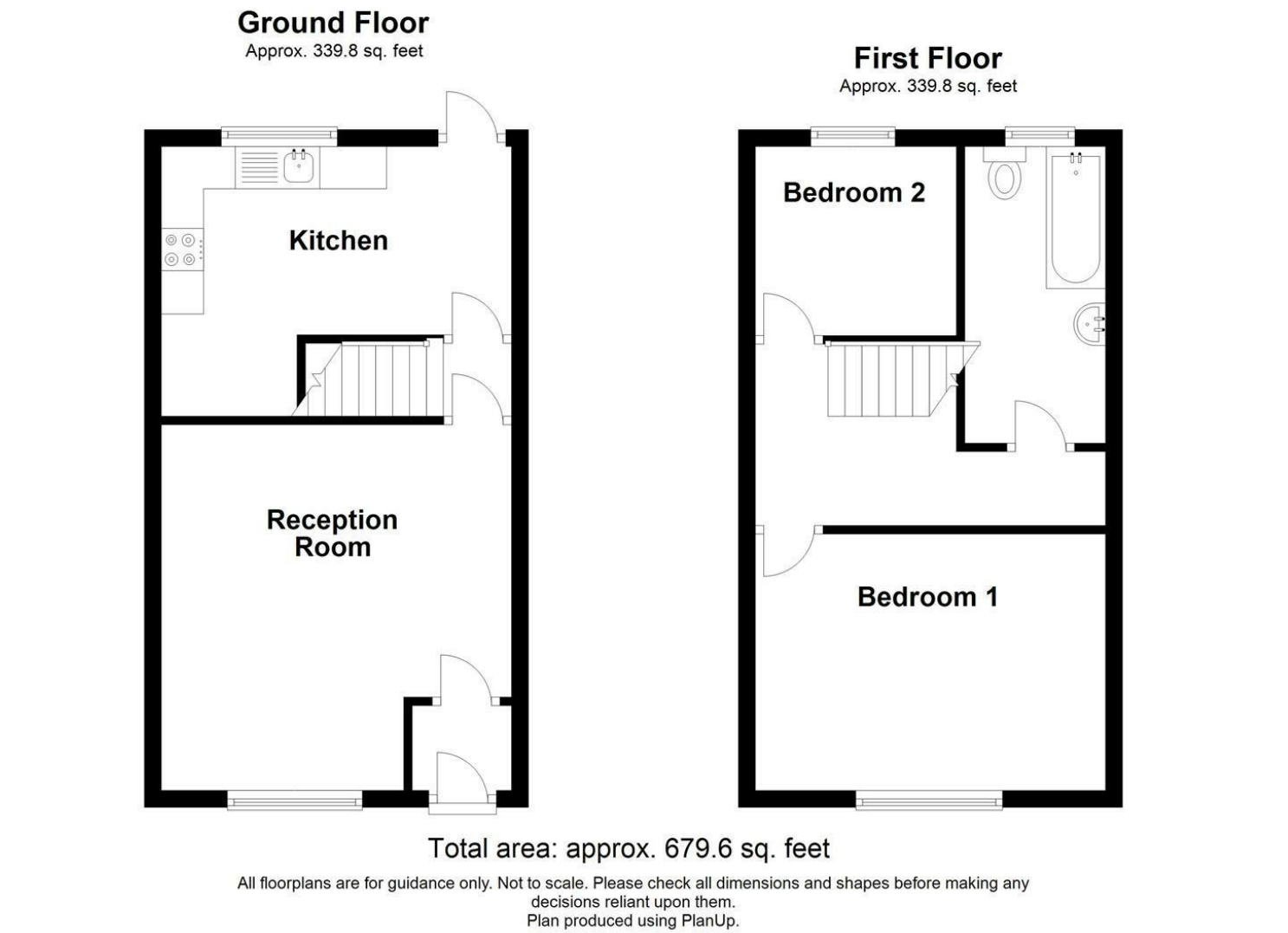




Hollins Grove Street, Darwen, BB3 1HG

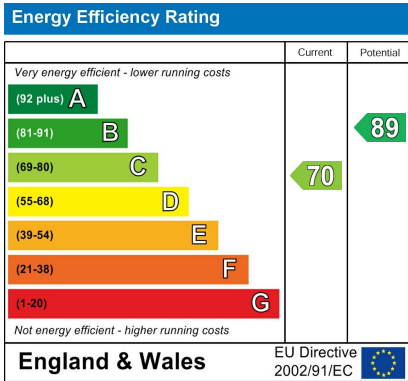
£800 Per Month

AN ENVIABLE TWO BEDROOM MID TERRACED PROPERTY

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious bedrooms, this fantastic two-bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Darwen. Benefitting from a contemporary finish, modern fixtures and fittings and having been beautifully maintained throughout. Situated conveniently close to bus routes, good schools and amenities, as well as network links to Bolton, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance vestibule leads on to a spacious reception room. The reception room leads on to an inner hallway which guides you through to a kitchen and staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a contemporary fitted three-piece bathroom suite. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.



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.

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£800 Per Month

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- EPC Rated C
 - Fitted Kitchen
 - Nearby Bus Routes
- Council Tax Band A
 - Nearby Amenities
 - Possible Rental Investment
- Beautifully Presented
 - Spacious Rear Yard

Ground Floor

Vestibule
3'11 x 3'01 (1.19m x 0.94m)
Wood effect laminate floor, single glazed door to reception room.

Reception Room One
14'00 x 13'06 (4.27m x 4.11m)
UPVC double glazed window, central heating radiator, gas fire, television point, integrated alcove storage, coving, ceiling rail, meter cupboard, door to inner hall.

Inner Hall
2'09 x 4'03 (0.84m x 1.30m)
Open to kitchen / dining room, stairs to the first floor.

Kitchen / Dining Room
13'05 x 10'01 (4.09m x 3.07m)
UPVC double glazed window, central heating radiator, range off blue wall and base units, granite effect surfaces, tiled splashbacks, composite sink with drainer and mixer taps, integrated electric oven with four ring gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, under-stairs storage, wood effect floor, composite frosted door to rear.

First Floor

Landing
13'06 x 5'07 (4.11m x 1.70m)
Spotlights, doors to two bedrooms and bathroom.

Bedroom One
13'06 x 11'06 (4.11m x 3.51m)
UPVC double glazed window, central heating radiator.

Bedroom Two
10'02 x 8'08 (3.10m x 2.64m)
UPVC double glazed window, central heating radiator.

Bathroom
13'05 x 4'04 (4.09m x 1.32m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer taps, panel bath with electric feed shower, part tiled elevations, tiled floor.

Externally
Yard, outbuilding.



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