

curtis law

ESTATE AGENTS



Haldane Road, Darwen

*** CHARMING THREE BEDROOM END-TERRACED HOME IN DARWEN ***

Presented by Curtis Law Estate Agents, this charming three-bedroom end-terrace house is now available on the open sales market. Ideal for first-time buyers or those seeking to downsize, this property welcomes you with a warm and inviting atmosphere from the moment you enter. Inside, the well-presented interior boasts a spacious layout, featuring two inviting reception rooms, a kitchen with convenient access to the utility area, three generously sized bedrooms perfect for a growing family or accommodating guests, and a three-piece bathroom suite. Outside, a lovely and spacious rear garden offers a tranquil escape from the hustle and bustle of everyday life. Additionally, this property benefits from parking bays to the rear. Don't miss the opportunity to make this house your home and create lasting memories in this delightful property.

Situated off Blackburn Road, this property enjoys convenient access to an abundance of local amenities, including shops, convenience stores, cafes and beauty salons. Well regarded schools like St Edward's Primary School and Darwen Vale High School are within close proximity. For commuters, Junction 4 of the M65 is just a stone's throw away, offering seamless travel to Blackburn, Accrington, Preston, and beyond!

Book a viewing today with our sales team today!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- End- Terraced Home
- Kitchen With Access To Utility
- Parking Bays To The Rear With Additional On Street Parking
- Three Bedroom
- Beautiful & Good Sized Rear Garden
- Council Tax Band A
- Spacious Reception Rooms
- Close To Motorway Links
- Leasehold

Offers over £99,950

Haldane Road, Darwen

Ground Floor

Entrance Vestibule

5'2" x 3'3" (1.59m x 1.00m)

UPVC front door to vestibule, door to hallway.

Hallway

15'3" x 3'5" by 8'11" x 6'6" (4.67m x 1.06m by 2.74m x 1.99m)

Ceiling light fitting, central heating radiator, coving to ceiling, doors to two reception rooms, stairs to first floor, carpeted flooring.

Reception Room One

15'2" x 14'9" (4.64m x 4.52m)

UPVC double glazed bay window, ceiling light fitting with ceiling rose, central heating radiator, coving to ceiling, fireplace, television point, carpeted flooring.

Reception Room Two

14'6" x 14'0" (4.42m x 4.29m)

UPVC double glazed bay window, uPVC double glazed window, ceiling light fitting, two central heating radiators, dado rail, feature gas fireplace, television point, access to under stair storage, carpeted flooring.

Kitchen

11'11" x 9'2" (3.65m x 2.80m)

UPVC double glazed window, a range of white wall and base units with contrasting worktops, part tiled splashbacks, inset stainless steel sink and drainer, freestanding double oven with four ring gas hob, ceiling light fitting, central heating radiator, door to utility, carpeted flooring.

Utility

9'9" x 7'11" (2.99m x 2.43m)

UPVC double glazed window, door to garden, a wall and base units with worktops, part tiled splashbacks, space for fridge freezer, plumbing for washing machine, combi boiler, ceiling light fitting, central heating radiator, lino flooring.

First Floor

Landing

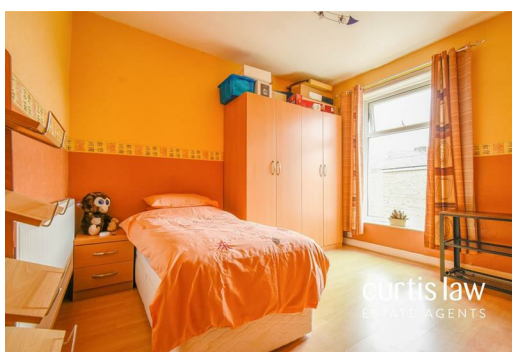
14'0" x 5'5" (4.28m x 1.66m)

Ceiling light fitting, loft access via hatch (partially boarded), doors to three bedrooms and a family bathroom suite, carpeted flooring.

Bedroom One

16'6" x 12'1" (5.04m x 3.69m)

UPVC double glazed window, ceiling light fitting, central heating radiator, dado rail, carpeted flooring.



Bedroom Two

12'2" x 11'5" (3.73m x 3.48m)

UPVC double glazed window, ceiling light fitting, central heating radiator, wood effect flooring.

Bedroom Three

12'9" x 10'5" (3.91m x 3.18m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bathroom

11'9" x 7'8" (3.60m x 2.35m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled WC, full pedestal wash basin, panel bath with direct feed shower, part tiled elevations, ceiling light fitting, central heating radiator, lino flooring.

External

Front

Additional on street parking, further parking to the rear with parking bays.

Rear

Beautiful, enclosed flagged garden with bedding areas, door to shed (with electrics), parking bays to the rear.

Agents Notes

Tenure: Leasehold - 999 years from 1st May 1907 until 1st May 2906 (881 years left)

Council Tax Band: A - Blackburn with Darwen

Property Type: End- terrace

Property Construction: Brick

Number & Type Of Rooms: Two reception rooms, kitchen, utility, three bedrooms, bathroom

Water Supply: United Utilities

Electricity Supply: E Gas & Electrics

Gas Supply: E Gas & Electrics

Sewerage: United Utilities

Heating: Gas central heating with combi boiler

Broadband: Virgin Media

Mobile Signal: Good

Parking: Parking bays to the rear, additional on street parking

Building Safety: Rear gate

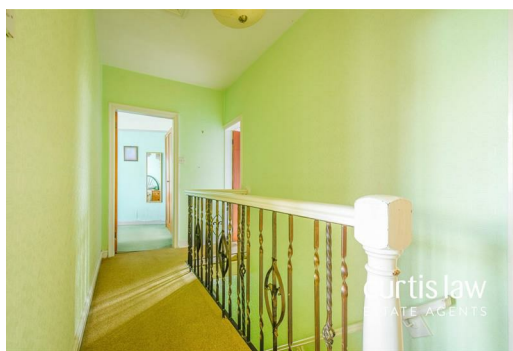
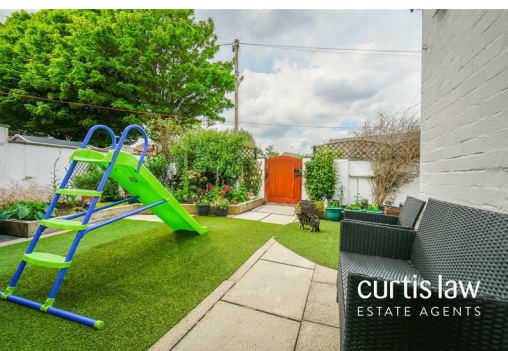
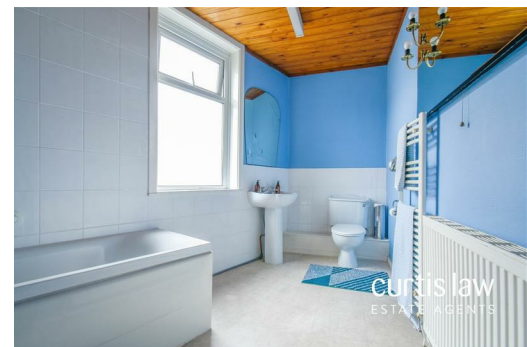
Rights & Restrictions: None

Flood & Erosion Risks: Unknown

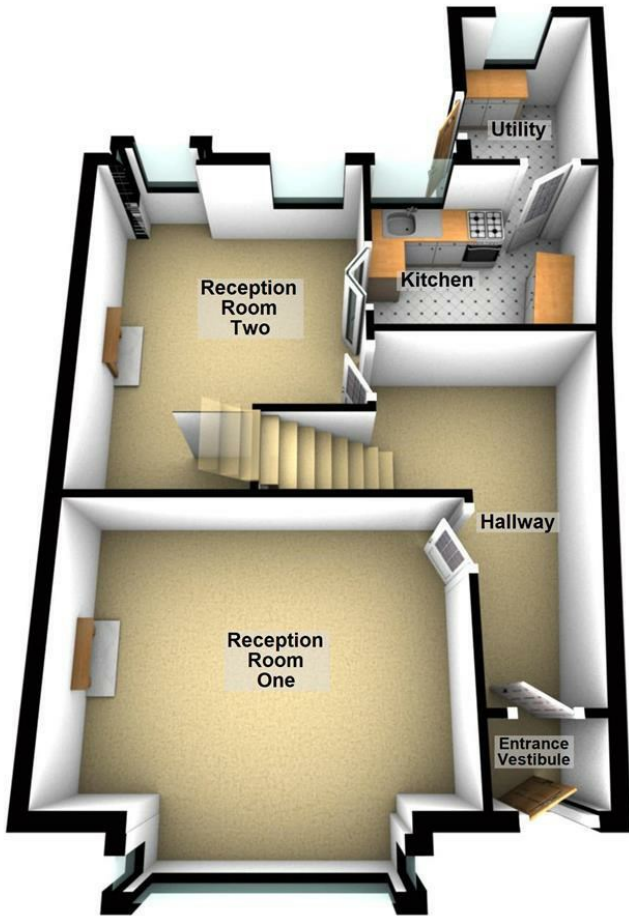
Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: None

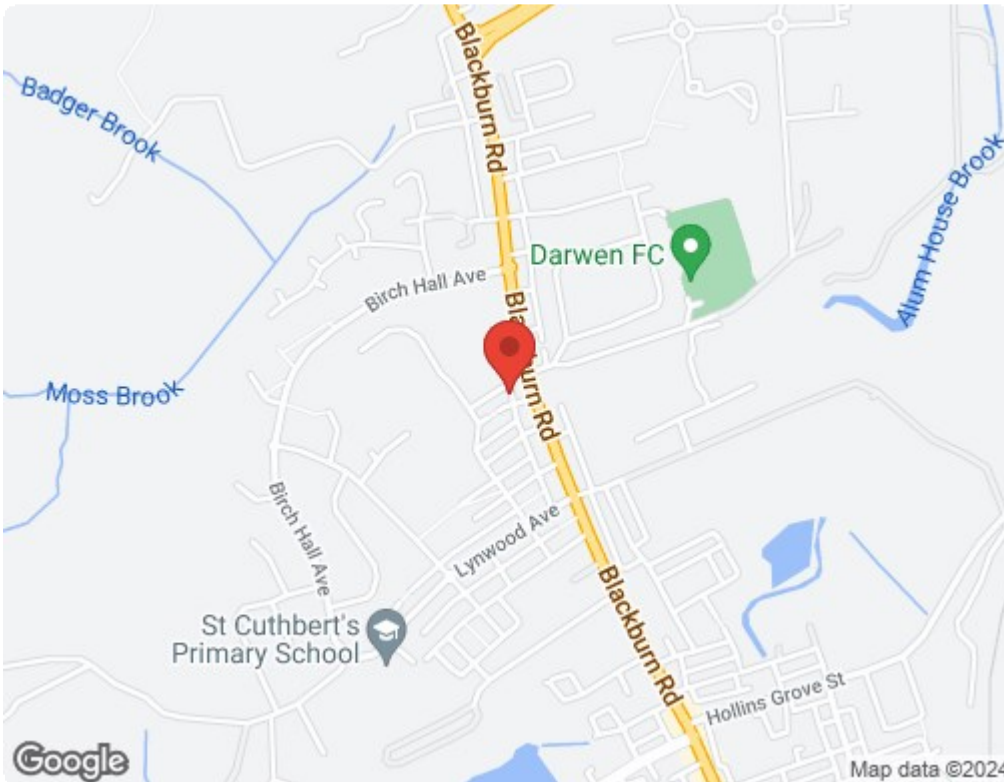
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	64	
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		