

curtis law

ESTATE AGENTS



Starkie Street, Darwen

*** EXCELLENT TWO BEDROOM END- TERRACE HOME WITH NO CHAIN DELAY ***

This charming two bedroom home is situated in a private and peaceful residential area with scenic views of Darwen Tower and is welcomed onto the market with no onward chain. Featuring a neutral design throughout and brimming with potential, the property offers a generously sized living room, an open-plan kitchen and dining area, two double bedrooms, and a four-piece bathroom suite. With the added benefit of a lovely yard, this residence is perfect for first-time buyers or investors!

This property is set within a highly sought after area of Darwen and benefits from having a range of local amenities on the doorstep including shops, convenience stores, cafes, well regarded schools, and The Four Seasons Garden Centre. There are also excellent network links providing easy access to Darwen Town Centre, Blackburn, Bolton and beyond.

Get in contact with our sales team to arrange a viewing on this superb property!

Please Note: All viewings are strictly by appointment only through Curtis Law Estate Agents. Please be advised that we have not tested any apparatus, equipment, fixtures, fittings, or services, and therefore cannot verify their working order or suitability for purpose.

- Charming End-Terrace Home
- Two Double Bedrooms
- No Onward Chain
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Close To Local Amenities
- Council Tax Band A
- Freehold

Offers over £105,000

Starkie Street, Darwen

Ground Floor

Entrance Vestibule

3'1" x 3'0" (0.96m x 0.92m)

UPVC partially double glazed front door to vestibule, ceiling light fitting, doors to two reception rooms, stairs to first floor.

Reception Room One

14'6" x 10'0" (4.42m x 3.05m)

UPVC double glazed window, ceiling light fitting, central heating radiator, television point, built in cabinets and shelves with fireplace point, wood effect flooring.

Reception Room Two

14'1" x 11'3" (4.30m x 3.44m)

UPVC double glazed window, ceiling light fitting, central heating radiator, open access to the kitchen, door to under stair storage, wood effect flooring.

Kitchen

13'2" x 7'6" (4.02m x 2.31m)

UPVC double glazed window, uPVC double glazed frosted door to yard, a range of wood effect wall and base units with laminate worktops, part tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, ceiling spotlights, under counter spotlights, central heating radiator, open access to reception room two, tiled flooring.

First Floor

Landing

11'2" x 3'4" (3.42m x 1.02m)

Ceiling light fitting, doors to two double bedrooms and a four piece bathroom suite, carpeted flooring.

Bedroom One

14'5" x 10'7" (4.40m x 3.24m)

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

Bedroom Two

11'3" x 10'3" (3.45m x 3.14m)

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



Bathroom

8'7" x 7'8" (2.64m x 2.35m)

UPVC double glazed frosted window, a four piece bathroom suite comprising of: a low level, close coupled WC, full pedestal wash basin, panel whirlpool bath, corner enclosed shower cubicle, part tiled elevations, ceiling spotlights, central heating radiator, extractor fan, wood effect flooring.

External

Front

Courtyard with mature shrubbery and foliage, on street parking.

Rear

Low maintenance yard, gated access to alleyway.

Agents Notes

Tenure: Freehold

Council Tax Band: A - Blackburn with Darwen

Property Type: End- terrace

Property Construction: Brick with slate roof

Water Supply: United Utilities

Electricity Supply: British Gas

Gas Supply: British Gas

Sewerage: United Utilities

Heating: Gas central heating

Broadband: Connections available

Mobile Signal: Yes

Parking: On street parking

Building Safety: No issues

Rights & Easements: Side alley

Restrictions: None known

Flood & Erosion Risks: N/A

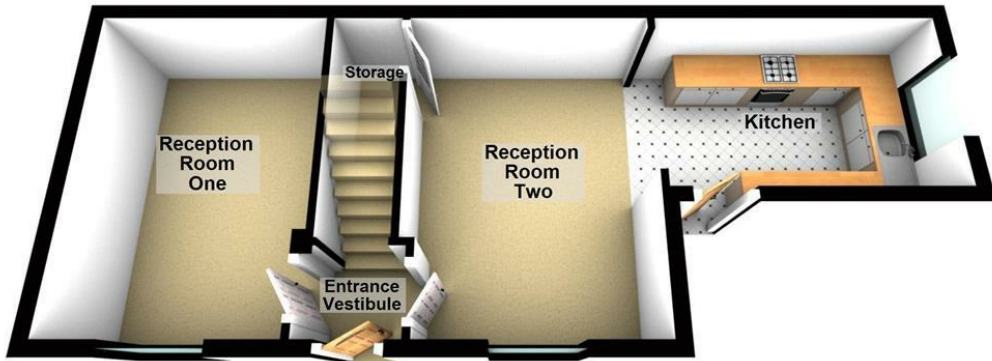
Planning Permissions & Development Proposals: None known

Property Accessibility & Adaptions: None

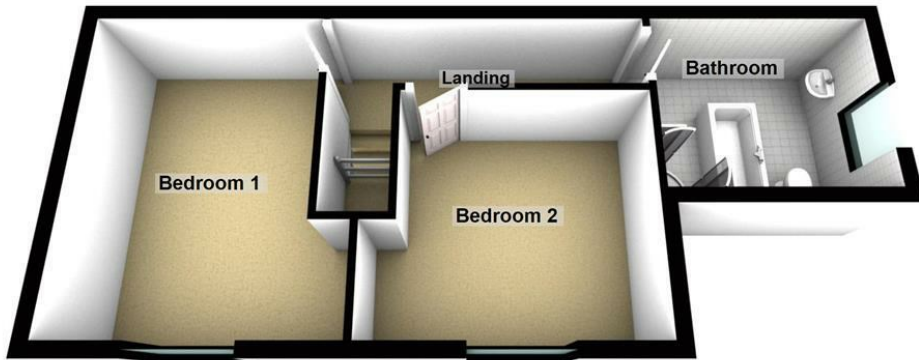
Coalfield & Mining Area: No



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		