

curtis law

ESTATE AGENTS



Caltha Drive, Lower Darwen

*** BEAUTIFUL TWO BEDROOM MID-TERRACE IN LOWER DARWEN ***

Curtis Law Estate Agents proudly present this captivating two-bedroom mid-terrace home for sale. Elegantly designed and meticulously maintained, this property exudes charm with its neutral decor and contemporary furnishings. Offering superb living spaces with a generously sized living room, modern fitted kitchen, downstairs WC, and two double bedrooms, each accompanied by its own en-suite, and the added convenience of a double driveway at the front and a sizable rear garden, this home is the perfect choice for first-time buyers seeking a modern residence.

Situated within a private residential cul-de-sac in the sought-after locale of Lower Darwen, this property enjoys convenient proximity to Blackburn and Darwen Town Centres, both just a short drive away. Additionally, its close proximity to major network links ensures effortless access to surrounding towns and cities.

Internal viewing is highly recommended to truly appreciate what this property has to offer!

Get in contact with our sales team to arrange a viewing today.

- Gorgeous Mid-Terraced Home
- Beautifully Presented
- Large, Rear Garden
- Two Double Bedrooms
- En-Suites To Both Bedrooms
- Council Tax Band B
- Perfect First Time Buy
- Double Drive To The Front
- Freehold

Offers in the region of £145,000

Caltha Drive, Lower Darwen

Ground Floor

Hallway

8'10" x 2'9" (2.70m x 0.85m)

Composite front door to hallway, ceiling light fitting, central heating radiator, doors to living room, WC and cloakroom, open access to kitchen, wood effect laminate flooring.

Living Room

16'11" x 12'4" (5.18m x 3.77m)

UPVC double glazed French doors to rear garden, two ceiling light fittings, two central heating radiators, feature electric fireplace, television point, wood effect laminate flooring.

Kitchen

9'7" x 5'10" (2.93m x 1.78m)

UPVC double glazed window, a range of matte effect wall and base units with contrasting wood effect worktops, part tiled splashbacks, inset stainless steel one and a half 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 light fitting, central heating radiator, wood effect laminate flooring.

WC

5'2" x 2'3" (1.59m x 0.71m)

UPVC double glazed frosted window, a two piece WC comprising of: a low level, dual flush WC, corner pedestal wash basin with tiled splashback, ceiling light fitting, central heating radiator, wood effect laminate flooring.

First Floor

Landing

6'5" x 5'10" (1.97m x 1.78m)

Ceiling light fitting, loft access via hatch, doors to two bedrooms, carpeted flooring.

Bedroom One

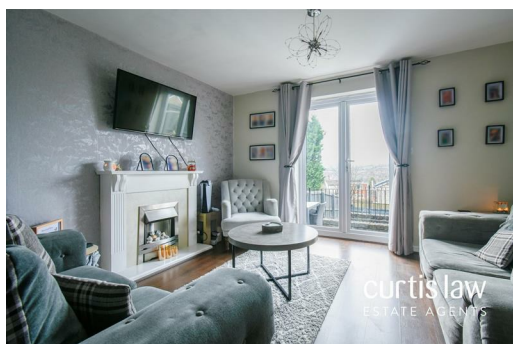
12'3" x 8'11" (3.75m x 2.73m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to en-suite, carpeted flooring.

En-Suite

5'11" x 5'9" (1.81m x 1.76m)

A three piece bathroom suite comprising of: low level, close coupled WC, vanity wash basin, panel bath, part tiled elevations, ceiling light fitting, central heating radiator, vinyl flooring.



Bedroom Two

12'2" x 8'0" (3.72m x 2.44m)

UPVC double glazed window, ceiling light fitting, central heating radiator, door to en-suite, carpeted flooring.

En-Suite

5'9" x 3'1" (1.77m x 0.95m)

A three piece shower room comprising of: a low level, close coupled WC, vanity wash basin, enclosed direct feed shower cubicle, ceiling light fitting, central heating radiator, vinyl flooring.

External

Front

Double driveway, small laid to lawn garden.

Rear

Large, laid to lawn garden with raised paved terrace, enclosed by wooden fencing.

Agents Notes

Tenure: Freehold

Council Tax Band: B - Blackburn with Darwen

EPC: C

Property Type: Mid- terrace

Water Supply: United Utilities

Electricity Supply: Utility Warehouse

Gas Supply: Utility Warehouse

Sewerage: United Utilities

Heating: Gas central heating throughout, electric fireplace

Broadband: Utility Warehouse - fibre

Mobile Signal: Good

Parking: Double driveway

Building Safety: No

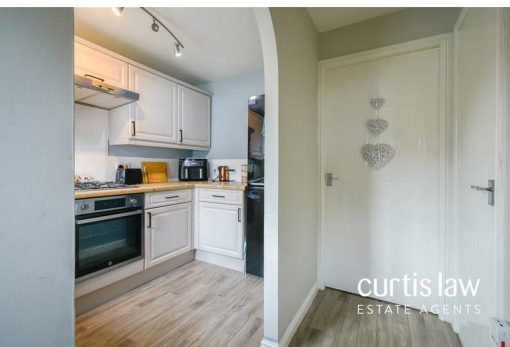
Rights & Restrictions: No

Flood & Erosion Risks: Unknown

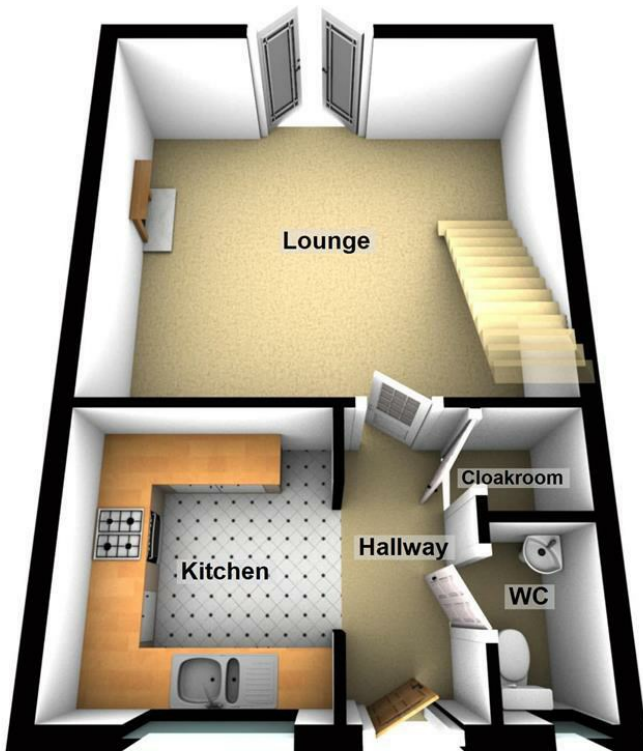
Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: No

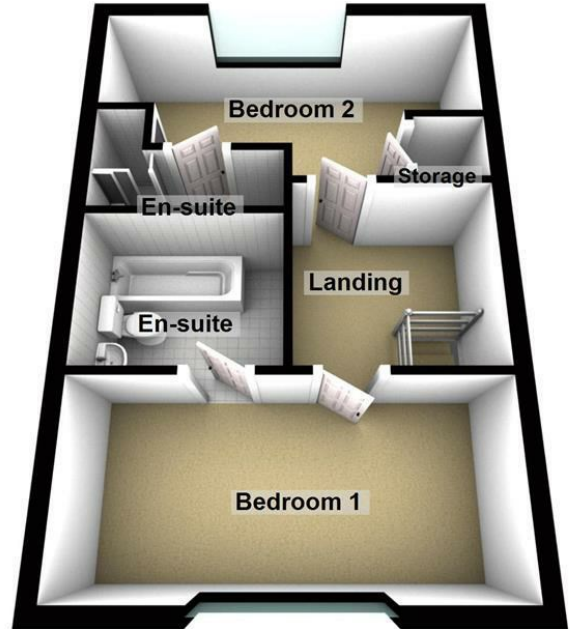
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
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