

curtis law

ESTATE AGENTS



Greenbank Terrace, Darwen

*** CHARMING THREE- BEDROOM TERRACED FAMILY HOME IN LOWER DARWEN ***

Curtis Law Estate Agents proudly presents this exceptional, deceptively spacious mid-terrace home in the sought-after Lower Darwen area. Radiating charm, this property showcases original period features, including intricate stained glass, elegant ceiling coving, and a stunning multifuel stove that serves as a cosy centerpiece. Alongside its timeless character, this home shines with a sleek, modern kitchen and dining area that perfectly complements its heritage.

With three generously sized bedrooms, a contemporary three-piece bathroom, and a welcoming living room, this property offers ample space for a growing family. Additionally, the original kitchen and utility room present an exciting opportunity for renovation, allowing you to expand into a stylish open-plan space with the newly updated kitchen and dining area.

Outside, the home is enhanced by a charming front garden and features a spacious rear yard, perfect for enjoying sunny days with outdoor seating or entertaining guests.

Perfectly positioned near the M65 motorway, this property provides excellent access to Blackburn, Accrington, Preston, and beyond. It is also close to a variety of local amenities, including convenience stores, supermarkets, cafés, and healthcare services. Well-regarded schools, such as Darwen Vale High School and Lower Darwen Primary School, are just a stone's throw away, with the latter located directly behind the property.

Ideal for families seeking their forever home, this property effortlessly combines historic charm with modern convenience.

- Mid- Terrace Home
- Modern Fitted Kitchen/ Dining Room
- Good Sized Rear Yard
- Three Bedrooms
- Easy Access To M65 Motorway Links
- Council Tax Band A
- Ideal Family Home
- Recently Renovated Shower Room
- Leasehold

Offers over £149,950

Greenbank Terrace, Darwen

Ground Floor

Entrance Vestibule

4'2" x 2'10" (1.29m x 0.88m)

UPVC partially double glazed door to vestibule, coving to ceiling, hardwood door with stained glass feature leading into hallway, feature stained glass window above door.

Hallway

12'3" x 2'9" (3.75m x 0.85m)

Ceiling light fitting, central heating radiator, coving to ceiling, door to kitchen/ dining area, stairs to first floor, tiled flooring.

Living Room

13'10" x 11'10" (4.23m x 3.61m)

UPVC double glazed window, ceiling light fitting with fan attachment, central heating radiator, coving to ceiling, fireplace point with feature multifuel fire, television point, wood flooring.

Kitchen/ Dining Room

14'9" x 10'3" (4.51m x 3.13m)

UPVC double glazed patio doors to rear, a modern fitted kitchen/ dining area comprising of: a range of matte grey wall and base units with contrasting wood effect worktop, part tiled splashbacks, integrated electric oven and four ring hob with stainless steel extractor hood, larder cupboard, space for fridge freezer, breakfast bar with space for stools, ceiling spotlights, under counter lighting, recessed skirting downlights, central heating radiator, doors to original kitchen/ utility room and living room, tiled flooring.

Kitchen/ Utility Room

10'6" x 7'8" (3.22m x 2.35m)

Two uPVC double glazed windows, door to rear, a range of wall and base units with worktops, part tiled splashbacks, inset sink and drainer with mixer tap, integrated hob with extractor hood, plumbing for washing machine, space for dryer, wall mounted combi boiler, ceiling spotlights, tiled flooring.

First Floor

Landing

14'10" x 4'8" (4.54m x 1.43m)

Ceiling light fitting, central heating radiator, loft access via hatch, doors to three bedrooms and a modern shower room, carpeted flooring.

Bedroom One

13'9" x 11'11" (4.21m x 3.64m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, two doors leading to fitted walk-in wardrobe (4.11mx0.95m) with lighting, three double doors above wardrobe for storage, carpeted flooring.



Bedroom Two

10'6" x 7'9" (3.22m x 2.37m)

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

Bedroom Three

10'1" x 9'6" (3.08m x 2.92m)

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

Shower Room

9'3" x 4'3" (2.84m x 1.31m)

A modern, three piece bathroom which was renovated in August 2023 comprising of: a close coupled, dual flush WC, gloss vanity wash basin, walk-in waterfall effect shower cubicle, ceiling spotlights, vertical central heating towel rail, extractor fan, wall mounted storage cupboard, vinyl flooring.

External

Front

Low maintenance courtyard, on street parking.

Rear

Enclosed and generously sized flagged patio with space for outdoor furniture, outdoor sockets, gated access to the alleyway.

Agents Notes

Tenure: Leasehold - 999 years from 1st May 1897 to 1st May 2896 (871 years remaining)

Council Tax Band: A - Blackburn with Darwen

Property Type: Mid- terrace

Property Construction: Brick - approx. 1911 with slate roof

Water Supply: Mains - no water meter

Electricity Supply: British Gas - prepayment meter

Gas Supply: British Gas - prepayment meter

Sewerage: Mains

Heating: Gas central heating, combi boiler (recently serviced, installed December 2021 with a five year warranty - December 2026)

Broadband: Virgin 530 - 362mbps average download and 36 maps upload

Mobile Signal: Good

Parking: On street

Building Safety: Unknown

Rights & Restrictions: Unknown

Flood & Erosion Risks: No

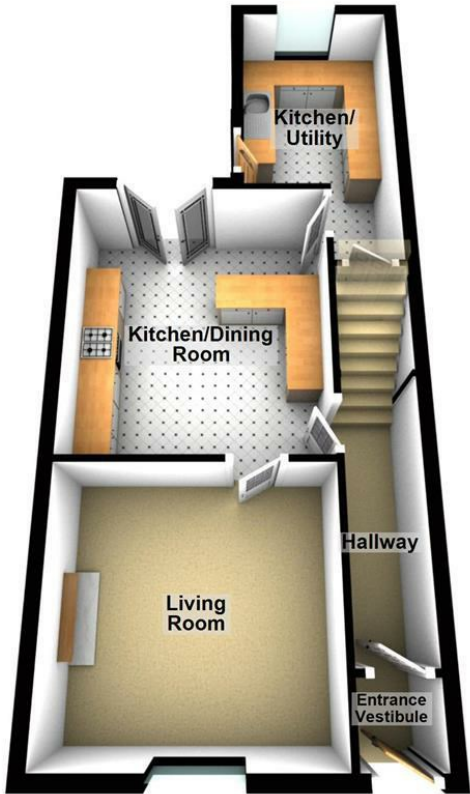
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

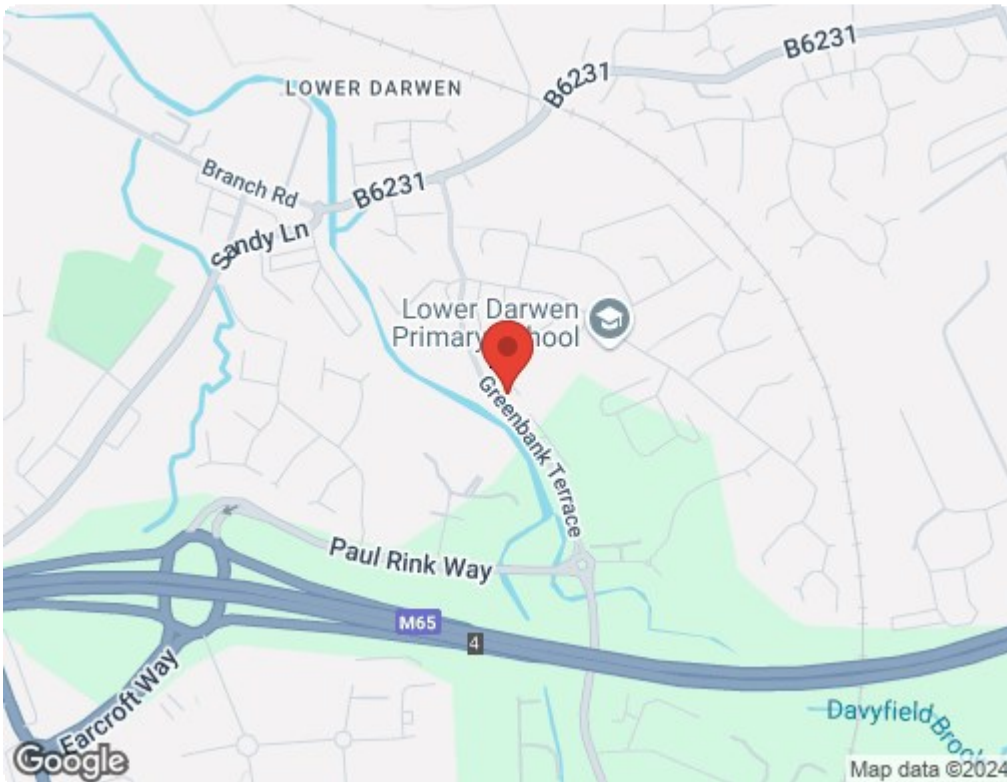
Coalfield & Mining Area: Unknown



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	71	
(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		
England & Wales		EU Directive 2002/91/EC