

# curtis law

## ESTATE AGENTS



### Watery Lane, Darwen

Watery Lane is a charming beautifully presented three-bedroom mid-terraced home offering a delightful blend of comfort and convenience. Spanning an impressive 1,227 square feet, this home is perfect for first-time buyers or those looking to downsize without compromising on space.

As you step inside, you will be greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen and bathroom further enhance the home's functionality, ensuring that it meets the needs of modern living.

Built in the 1875, this residence boasts character and charm, while also benefiting from contemporary updates that make it move-in ready. The property is situated in close proximity to the picturesque Whitehall Park, offering a lovely green space for leisurely strolls or family outings.

With no chain delay, this home presents a seamless opportunity for prospective buyers to make it their own. Whether you are starting your journey on the property ladder or seeking a more manageable living space, this mid-terraced house is an ideal choice. Don't miss the chance to view this delightful home in a sought-after location.

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.

- Three Bedroom Mid-Terrace
- Abundance Of Living Space
- Close To Whitehall Park
- Beautifully Presented Throughout
- Ideal First Time Home
- Bursting With Character
- Tenure: Leasehold
- Council Tax Band: A
- Contemporary Fitted Kitchen

**Offers over £174,950**



## Ground Floor

### Entrance Vestibule

4'1" x 3'10" (1.25 x 1.17)

UPVC front door, door to living room, laminate flooring.

### Living Room

13'11" x 14'4" (4.25 x 4.39)

UPVC double glazed window, ceiling light fitting, television point, central heating radiator, access to the dining room, fireplace with surround and hearth, laminate flooring.

### Dining Room

13'8" x 14'4" (4.18 x 4.38)

UPVC double glazed window, ceiling light fitting, central heating radiator, fireplace with surround and hearth, carpeted flooring.

### Kitchen

11'5" x 7'7" (3.50 x 2.33)

UPVC double glazed window, MDF panel door to utility room, inset stainless steel sink with high spout mixer tap and drainer, integrated electric oven and four ring gas hob with extractor hood, part-tiled splashbacks, space for washing machine, a range of wall and base units with white gloss finish and wooden worktops, ceiling light fitting, tiled flooring.

### Utility Room

11'3" x 4'9" (3.43 x 1.47)

UPVC double glazed frosted rear door, UPVC double glazed frosted single window, worktop and base units storage, tiled flooring.

## First Floor

### Landing

4'7" x 10'9" (1.41 x 3.29)

Doors to two bedrooms and family bathroom, ceiling light fitting, door to second floor access, carpeted flooring,

### Bedroom Two

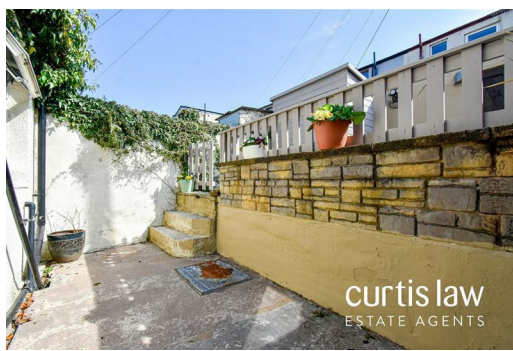
10'11" x 14'2" (3.34 x 4.32)

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

### Bedroom Three

13'7" x 9'3" (4.16 x 2.84)

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



## Bathroom

9'2" x 7'0" (2.80 x 2.15)

UPVC double glazed frosted window, a four piece bathroom suite comprising of; a low level dual flush WC, full pedestal wash basin with mixer tap, shower base with glass screen and electric feed shower, panel bath with side mixer tap, full-tiled elevations, ceiling light fitting, tiled flooring.

## Second Floor

### Master Bedroom

10'0" x 15'1" (3.06 x 4.61)

UPVC double glazed Velux window, storage over stairs, ceiling light fitting, carpeted flooring.

### Front

Laid-to-lawn area with decking and steps leading to front door, on street parking.

### Rear

Tiered rear yard with access to rear alley, enclosed private yard with paving flags and storage shed.

## Agents Notes

Tenure: Leasehold

Council Tax Band: A - Blackburn With Darwen

Property Type: Mid-Terrace

Property Construction: Brick

Water Supply: Mains

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Unknown

Mobile Signal: Good

Parking: On-Street

Building Safety: Unknown

Rights & Restrictions: Unknown

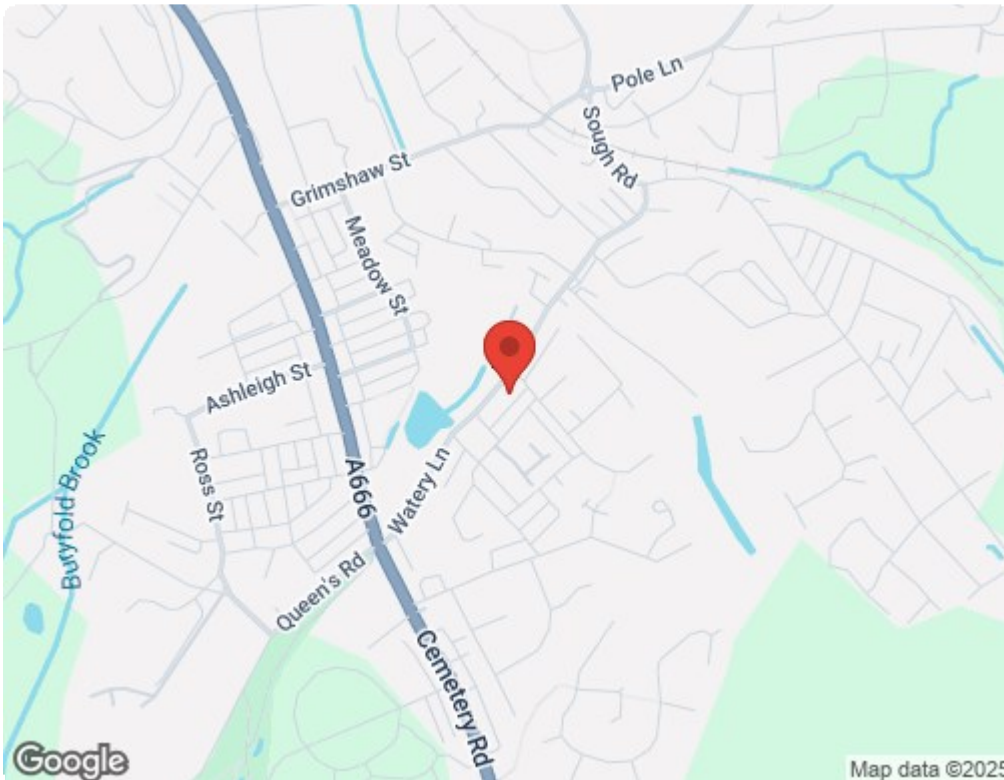
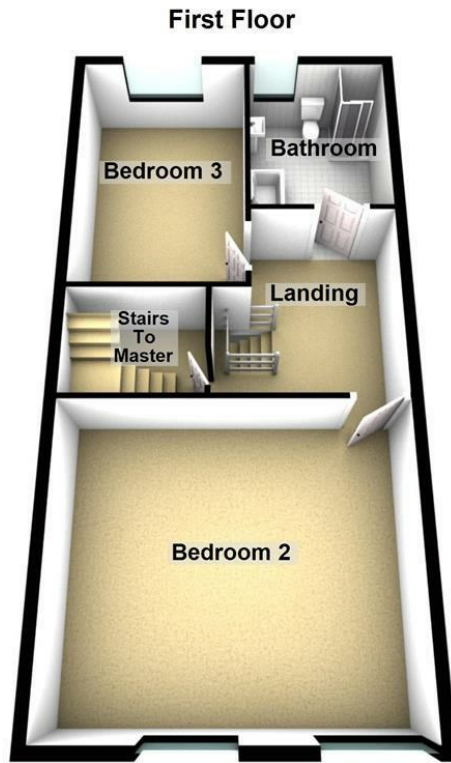
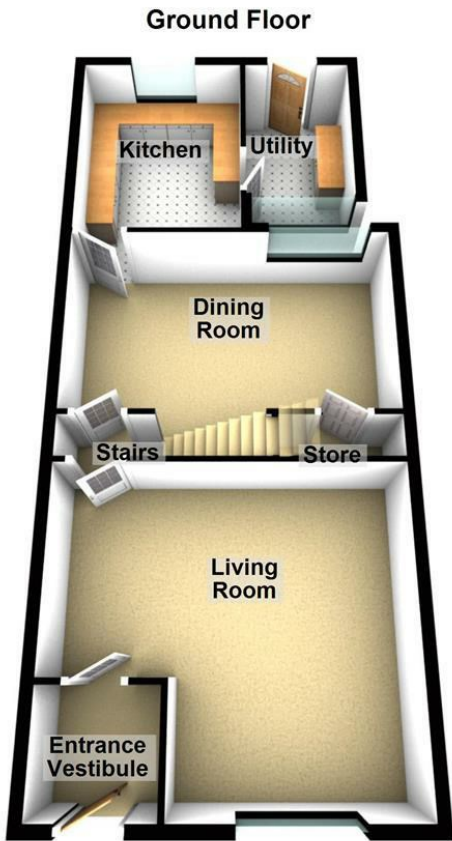
Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptations: Unknown

Coalfield & Mining Area: Unknown







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		