

curtis law

ESTATE AGENTS



The Sidings, Darwen

Nestled in the charming area of The Sidings, Darwen, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 840 square feet, this well-presented three-bedroom family home is ideal for first-time buyers seeking a welcoming environment.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts two well-appointed bathrooms, ensuring ample facilities for family living. Each of the three bedrooms is thoughtfully designed, offering a peaceful retreat for rest and relaxation.

Built in 2000, this home has been meticulously maintained throughout, showcasing a modern aesthetic that appeals to a variety of tastes. The property is ideally situated close to Ashton Park, providing a lovely outdoor space for leisurely strolls or family picnics. Additionally, the presence of desirable primary schools in the vicinity makes this location particularly attractive for families.

This charming residence not only offers a comfortable living space but also the convenience of local amenities and transport links, making it an excellent choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and exceed your expectations.

- Well Regarded Area
- Two Car Driveway
- Beautifully Presented Throughout
- Low Maintenance Rear Garden
- Tenure: Leasehold
- Established Schools Nearby
- Council Tax Band: B
- Three Bedroom Family Home
- Ideal First Time Buy

Chain Free £166,000

The Sidings, Darwen

Ground Floor

Hallway

4'4" x 4'0" (1.34 x 1.23)

Composite front door, ceiling light fitting, central heating radiator, laminate flooring.

Living Room

13'1" x 11'3" (4.00 x 3.43)

UPVC double glazed window, ceiling light fitting, two wall lights, central heating radiator, door to under stairs storage, double doors to kitchen/diner, focal point chimney breast feature with electric fire, laminate flooring.

Store

3'4" x 4'0" (1.03 x 1.23)

Kitchen/Diner

9'11" x 15'7" (3.04 x 4.76)

UPVC double glazed window, UPVC double glazed double doors to rear garden, a range of wall and base units with contrasting worktops inset stainless sink with drainer and high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for washing machine, ceiling spotlights, central heating radiator, vinyl flooring.

First Floor

Landing

4'0" x 9'7" (1.22 x 2.94)

Doors to three bedrooms and bathroom, ceiling light fitting, carpeted flooring.

Master Bedroom

8'11" x 11'3" (2.72 x 3.43)

UPVC double glazed window, ceiling light fitting, central heating radiator, open access to store area, carpeted flooring.

Bedroom Two

7'3" x 9'0" (2.23 x 2.76)

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

Bedroom Three

7'6" x 6'2" (2.30 x 1.90)

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



Bathroom

4'1" x 5'7" (1.27 x 1.72)

A three piece bathroom suite comprising of; a low level close coupled WC, full pedestal wash basin with waterfall mixer tap, panel bath with direct feed shower attachment, full-tiled elevations, ceiling light fitting, central heating chrome towel rail, vinyl flooring.

Front

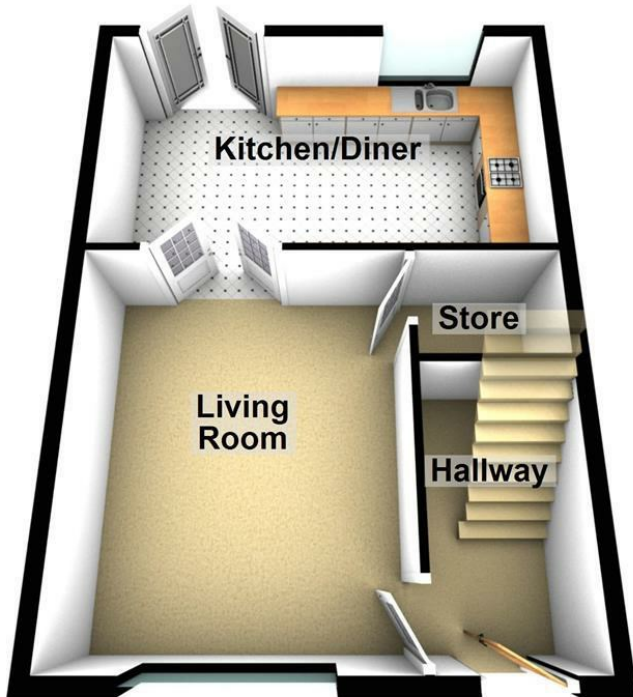
Driveway fronted, off-street parking, mature shrubs.

Rear

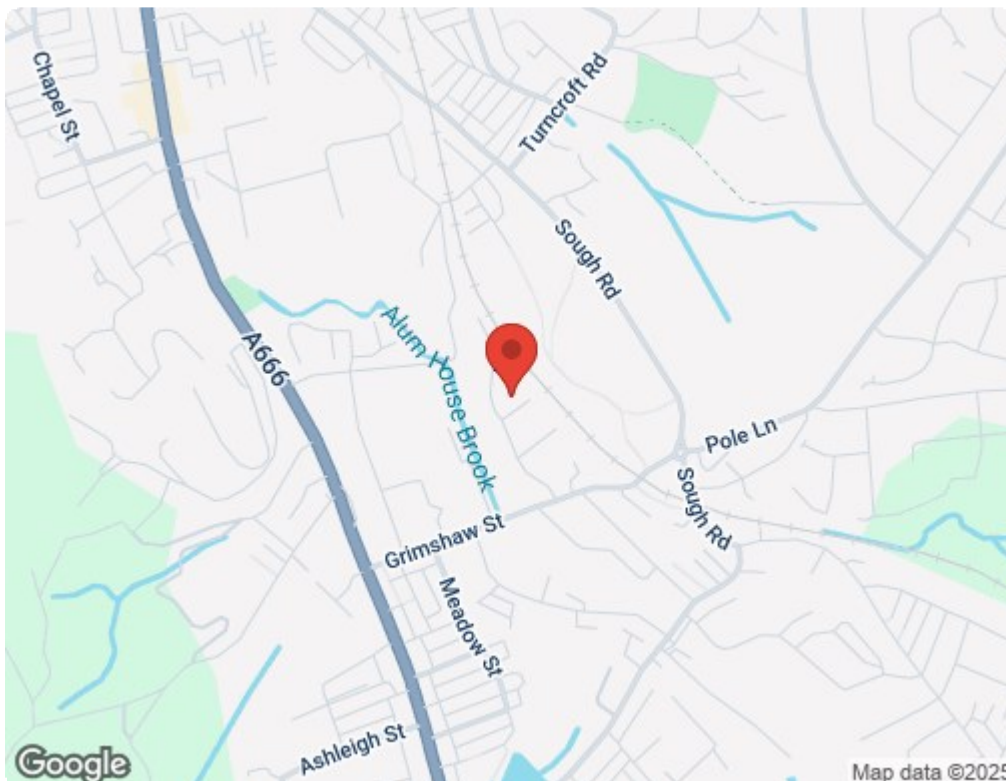
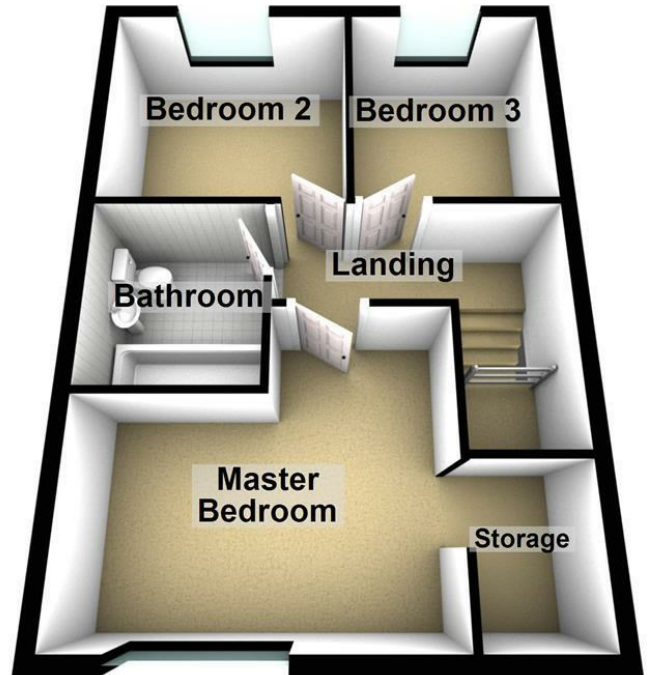
An enclosed and low maintenance rear garden with shed for storage, Indian stone flags for patio area, mature shrubs and trees.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(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