

curtis law

ESTATE AGENTS



Marsh House Lane, Darwen

Nestled on Marsh House Lane in the charming town of Darwen, this delightful two-bedroom second-floor apartment offers a perfect blend of comfort and modern living. Built in 2003, this purpose-built flat spans an impressive 743 square feet, making it an ideal choice for first-time buyers or savvy investors seeking a promising opportunity.

As you enter the property, you are welcomed into a spacious reception room that exudes warmth and light. The living area features a lovely balcony, providing a serene spot to enjoy picturesque views of the surrounding landscape. This space is perfect for relaxing with a morning coffee or unwinding after a long day.

The apartment comprises two well-proportioned bedrooms, ensuring ample space for rest and relaxation. The bathroom is conveniently located, catering to the needs of modern living. With its thoughtful layout and contemporary design, this home is both functional and inviting.

Additionally, the property benefits from allocated parking spaces, a valuable feature in today's busy world. The location is also advantageous, with easy access to local amenities and transport links, making it a convenient base for daily life.

Viewing this property is essential to fully appreciate its charm and potential. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this apartment on Marsh House Lane is not to be missed.

- Second Floor Apartment
- Tenure: Leasehold
- Two Spacious Bedrooms
- Picturesque Views
- Parking Spaces (Allocated)
- Stunning Kitchen & Bathroom
- Beautifully Presented
- Perfect First Time Buy Or Investment
- Council Tax Band: A

Offers in the region of £110,000

Second Floor

Hallway

8'3" x 3'0" (2.53 x 0.93)

Doors to master bedroom, bedroom two, bathroom and living room, ceiling spot lights, doors to two storage cupboards, carpeted flooring.

Master Bedroom

10'11" x 9'4" (3.33 x 2.85)

Double glazed window, ceiling spotlights, central heating radiator, carpeted flooring.

Storage

3'6" x 1'9" (1.09 x 0.55)

Storage

2'1" x 2'10" (0.64 x 0.88)

Bedroom Two

8'8" x 7'3" (2.65 x 2.22)

Double glazed window, central heating radiator, ceiling spotlights, built-in wardrobes, carpeted flooring.

Bathroom

5'2" x 6'7" (1.59 x 2.03)

A three piece comprising of; a low level close coupled WC, full pedestal wash basin with mixer tap, panel bath with overhead shower, part-tiled elevations, ceiling light fitting, central heating radiator, vinyl flooring.

Living Room

12'11" x 15'5" (3.95 x 4.71)

Double glazed balcony doors, ceiling spotlights, central heating radiator, door to kitchen, carpeted flooring.

Kitchen

12'5" x 5'2" (3.80 x 1.59)

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

External

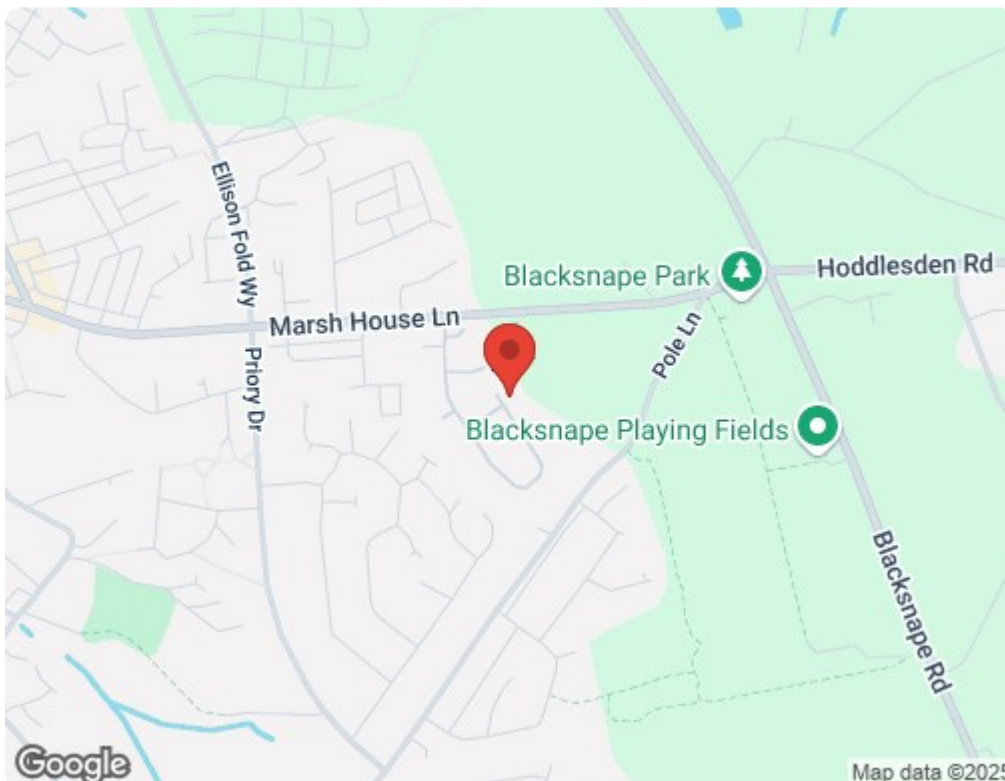
Front

Parking spaces (allocated), amazing views.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(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