



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Greenway Street, Darwen, BB3 1EQ

£135,000

A FANTASTIC RENTAL INVESTMENT OR FIRST TIME HOME

Welcome to Greenway Street, Darwen - a charming house that offers a fantastic investment opportunity or could be the perfect first-time home for you.

Situated conveniently close to the town centre, this property boasts two spacious reception rooms where you can entertain guests or simply relax with your loved ones. With three generously sized bedrooms and a stunning modern three piece bathroom, as well as newly fitted kitchen, there is ample space for your family to grow and thrive.

Recently decorated with a modern touch, this house is ready for you to move in and make it your own. Don't miss out on the chance to own a property in such a prime location!

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Greenway Street, Darwen, BB3 1EQ

£135,000



- Immaculate Mid Terraced Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating D
- Three Bedrooms
- Presented To Highest Standard
- Tenure Leasehold
- Three Piece Bathroom
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

UPVC double glazed front door and door to reception room one.

Reception Room One

13'7 x 11'11 (4.14m x 3.63m)

UPVC double glazed window, central heating radiator, television point and door to inner hall.

Inner Hall

Stairs to first floor and door to reception room two.

Reception Room Two

14'2 x 13'7 (4.32m x 4.14m)

UPVC double glazed French doors to rear, panelling, under stairs storage and door to kitchen.

Kitchen

9'11 x 6'4 (3.02m x 1.93m)

UPVC double glazed window, range of high gloss wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, spotlights and wood effect laminate flooring.

First Floor

Landing

Loft access, doors leading to two bedrooms, family bathroom and stairs to bedroom three.

Bedroom One

13'9 x 10'4 (4.19m x 3.15m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Two

8'6 x 7'11 (2.59m x 2.41m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

11'5 x 7'10 (3.48m x 2.39m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower and rinse head, spotlights, part tiled elevations, storage cupboard and tiled flooring.

Bedroom Three

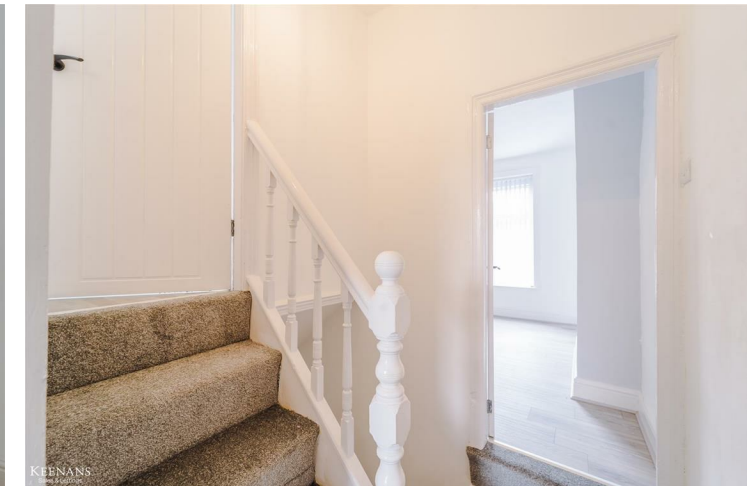
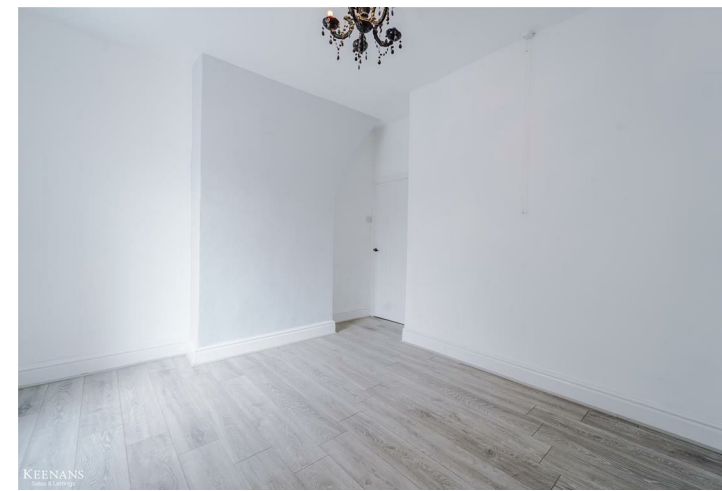
8'0 x 7'2 (2.44m x 2.18m)

Hardwood Velux window, central heating radiator and wood effect laminate flooring.

External

Rear

Enclosed yard.



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