



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			86
(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	

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.

St. Johns Avenue, Darwen, BB3 2BR

Offers Over £170,000

A WONDERFUL THREE BEDROOM FAMILY HOME

Welcome to St. Johns Avenue, Darwen - a charming location perfect for families! This lovely three-bedroom house is ideal for a growing family looking for a new home. The property boasts a large two-tier garden, providing ample space for outdoor activities and relaxation. With off-road parking available both at the front and rear of the property, convenience is at your doorstep.

Situated close to nurseries, primary schools, and secondary schools, this home offers easy access to quality education for your children. Additionally, its proximity to major networks ensures that commuting is a breeze, making your daily travels hassle-free.

Inside, you'll find a spacious kitchen and dining area, perfect for family meals and entertaining guests. This property truly offers a wonderful opportunity to create lasting memories in a warm and welcoming environment. Don't miss out on the chance to make this house your new home in Darwen!

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St. Johns Avenue, Darwen, BB3 2BR

Offers Over £170,000



- Semi Detached Property
- Contemporary Fitted Kitchen
- Off-Road Parking & Garage
- EPC Rating TBC
- Three Bedrooms
- Spacious Interiors
- Tenure Leasehold
- Three Piece Bathroom
- Enclosed Rear Garden
- Council Tax Band B

Entrance Hall

5'11 x 2'8 (1.80m x 0.81m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, smoke detector, door to reception room and stairs to first floor.

Reception Room

14'9 x 11'8 (4.50m x 3.56m)

UPVC double glazed window, central heating radiator, coving to ceiling, electric fire with marble effect surround and wooden mantel, television point, door to under stairs storage and door to kitchen/dining area.

Kitchen/Dining Area

17'11 x 9'10 (5.46m x 3.00m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashback, integrated oven with four burner induction hob and extractor fan, plumbing for washing machine, space for dryer and fridge freezer, wood effect vinyl flooring and UPVC double glazed French doors to rear.

First Floor

Landing

6'10 x 6'9 (2.08m x 2.06m)

Loft access, doors to three bedrooms and family bathroom.

Bedroom One

11'5 x 10'9 (3.48m x 3.28m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

9'11 x 9'10 (3.02m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'11 x 7'9 (2.41m x 2.36m)

UPVC double glazed window, central heating radiator and storage cupboard.

Bathroom

7'9 x 6'5 (2.36m x 1.96m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, walk-in shower direct feed rainfall shower with rinse head, spotlights and wood effect herringbone vinyl flooring.

External

Rear

Enclosed garden with paved patio, off road parking.

Front

Laid to lawn, off road parking and garage with up and over door.

