

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			88
(81-91) B		74	
(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.

Gifford Way, Darwen, BB3 3BF

£145,000

A STUNNING THREE BEDROOM HOME IN DARWEN

We are proud to present this three bedroom end terraced home to the market in Darwen. Boasting spacious rooms, neutral decoration, modern fixtures and fittings, set across three floors, en suite to the main bedroom and being immaculately presented this property should not be missed. Situated close to local schools, amenities and commuter routes this property is ideal for a couple or small family looking for a long term home.

Comprising briefly; entrance via the front door to a welcoming hallway. The hallway gives access to the reception room and houses stairs to the first floor. The reception room leads to a spacious kitchen diner. The kitchen diner has doors to a WC and to the rear. To the first floor you will find a generously sized landing which gives access to two bedrooms and a family bathroom as well as a door leading to an inner hall. The inner hall houses stairs to the second floor. To the second floor you will find a spacious master bedroom with a door to a contemporary style ensuite. Externally, to the front there is an enclosed yard. To the rear there is an enclosed artificial lawn garden with decking and patio areas.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Gifford Way, Darwen, BB3 3BF

£145,000



- Stunning End Terrace Property
- Modern Fitted Dining Kitchen
- Enclosed Garden to Rear
- EPC Rating C
- Three Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Two Bathrooms
- Perfect First Home
- Council Tax Band B

Ground Floor

Entrance Hallway

5'8 x 3'8 (1.73m x 1.12m)

Composite entrance door, central heating radiator, wood effect flooring, stairs to the first floor and door to the reception room.

Reception Room

13'9 x 10'1 (4.19m x 3.07m)

UPVC double glazed window, central heating radiator, television point, wood effect flooring and door to the kitchen.

Kitchen

13'8 x 11'4 (4.17m x 3.45m)

UPVC double glazed window, central heating radiator, range of wall and base units with marble effect surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, wood effect flooring, door to the WC and UPVC double glazed door to the rear.

WC

6'7 x 2'11 (2.01m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin and wood effect flooring.

First Floor

Landing

9'9 x 6'7 (2.97m x 2.01m)

UPVC double glazed window, central heating radiator and doors to two bedrooms, bathroom and further landing.

Bedroom Two

13'6 x 9'2 (4.11m x 2.79m)

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

Bedroom Three

8'11 x 6'7 (2.72m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Central heated towel rail, panelled bath with mixer tap, pedestal wash basin with traditional taps, dual flush WC, tiled elevations, extractor fan and wood effect flooring.

Further Landing

6'7 x 5'5 (2.01m x 1.65m)

UPVC double glazed window, central heating radiator and stairs to the second floor.

Second Floor

Bedroom One

16'4 x 13'6 (4.98m x 4.11m)

Two UPVC double glazed windows, two central heating radiators and door to the en suite.

En Suite

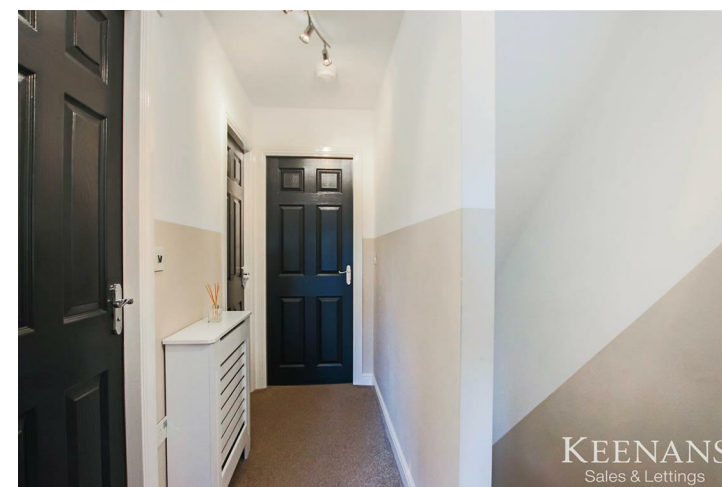
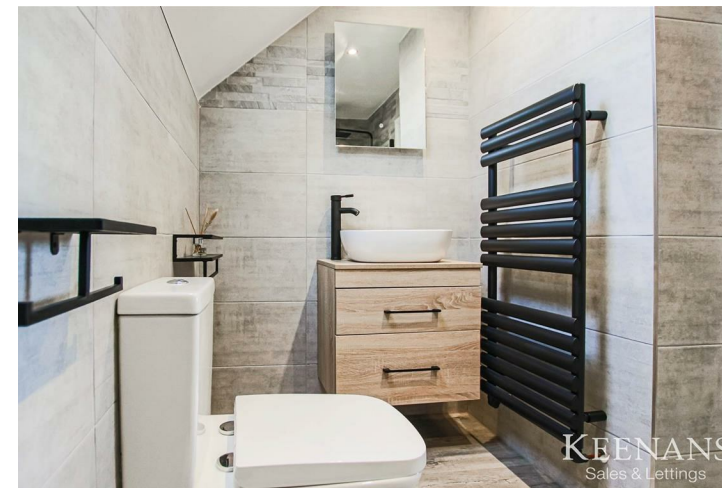
8'7 x 5'4 (2.62m x 1.63m)

Velux window, central heating towel rail, pedestal wash basin, dual flush WC, direct feed shower unit, tiled elevations and wood effect flooring.

External

Rear

Enclosed garden with artificial lawn, paved patio and timber shed.



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