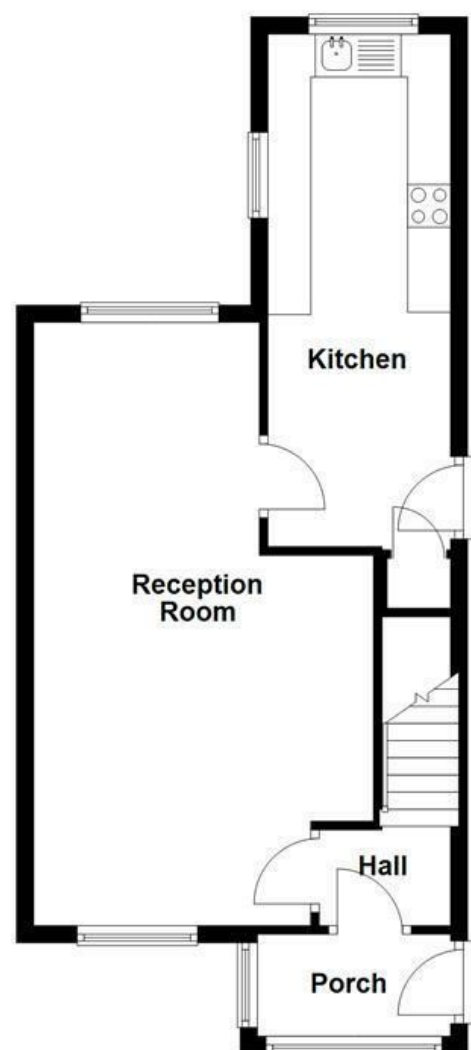
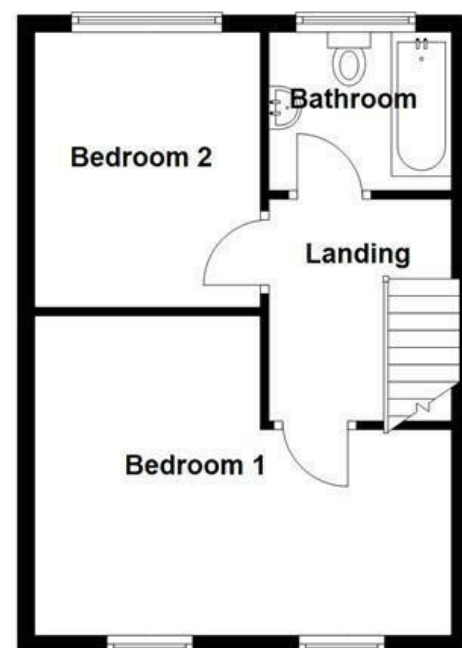


Ground Floor



First Floor



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.

St. Johns Avenue, Darwen, BB3 2BR

Offers Over £160,000

SPACIOUS FAMILY HOME

Welcome to this charming family home located on St. Johns Avenue in Darwen! This delightful house offers ample space for a growing family, with a spacious front drive and a convenient garage for your vehicles or storage needs.

One of the standout features of this property is its prime location directly across from the local primary school, making the school run a breeze for busy parents. The house is nestled on a quiet residential road, providing a peaceful and safe environment for your family to enjoy.

With easy access to local amenities, running errands or enjoying leisure activities will be a convenient and enjoyable experience. Don't miss out on the opportunity to make this lovely house your new home sweet home in Darwen!

St. Johns Avenue, Darwen, BB3 2BR

Offers Over £160,000



- End Terraced Property
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: TBC
- Two Bedrooms
- Three Piece Family Bathroom
- Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Porch

7'5 x 3'11 (2.26m x 1.19m)

UPVC entrance door, tiled floor and UPVC door to hall.

Hall

5' x 3'8 (1.52m x 1.12m)

Central heating radiator, laminate flooring, stairs to first floor and door to reception room.

Reception Room

23'1 x 10 (7.04m x 3.05m)

Two UPVC double glazed windows, central heating radiator, coving, gas fire with tiled surround and wood mantle, TV point, laminate floor and door to kitchen.

Kitchen

19'7 x 7' (5.97m x 2.13m)

Two UPVC double glazed windows, central heating radiator, white wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated single oven, four burner gas hob, extractor hood, tiled splash back, plumbing for washing machine, space for fridge freezer, part tiled floor, part laminate flooring and UPVC door to rear.

First Floor

Landing

7'11 x 6' (2.41m x 1.83m)

Coving and doors to two bedrooms and bathroom.

Bedroom One

16' x 12'9 (4.88m x 3.89m)

Two UPVC double glazed windows, central heating radiator and coving.

Bedroom Two

10'1 x 9'3 (3.07m x 2.82m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

6'1 x 5'11 (1.85m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, coving, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over and tiled elevations.

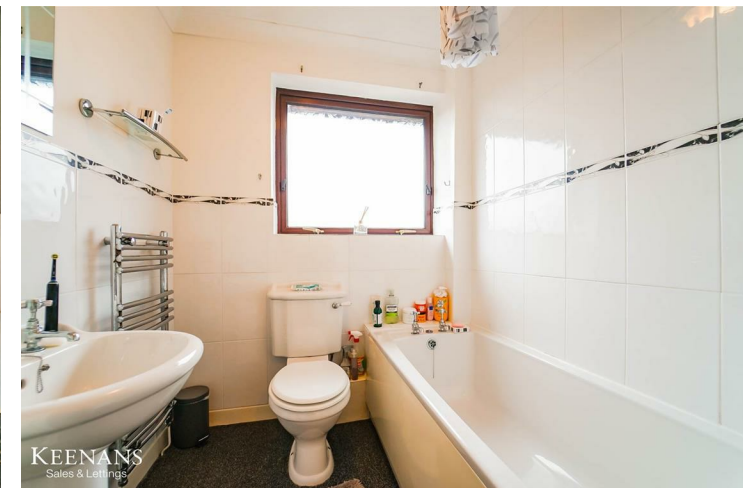
External

Front

Laid to lawn and paved drive leading to garage.

Rear

Enclosed laid to lawn and paved path



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