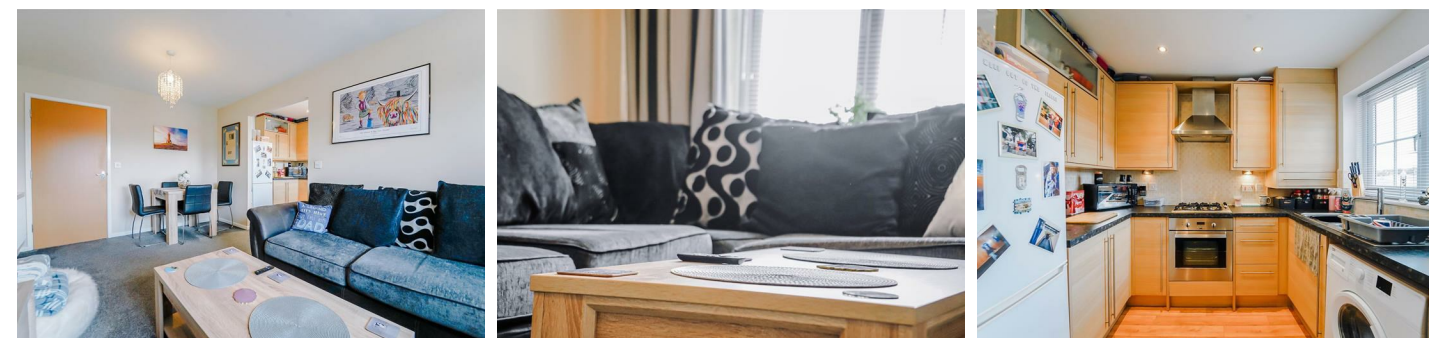


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(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.

## Harrop Court, Darwen, BB3 3EU

### Offers Over £75,000

SPACIOUS AND MODERN FLAT NOT TO BE MISSED

Welcome to Harrop Court in Darwen! This delightful house offers a spacious and modern living space with contemporary decor and appliances, perfect for those seeking a comfortable lifestyle.

Convenience is key with easy access to local amenities, making daily errands a breeze. No need to worry about parking as this property comes with its own private parking space, ensuring you always have a secure spot for your vehicle.

Located on a popular new estate, this house provides a sense of community while still offering privacy and tranquillity. Whether you're looking to settle down or start a new chapter, this property offers the perfect blend of modern living and convenience.

Contact our Blackburn branch to arrange a viewing and start your journey today!



# Harrop Court, Darwen, BB3 3EU

## Offers Over £75,000



- Top Floor Apartment
- Three Piece Family Bathroom
- Off Road Parking
- EPC Rating: C
- Two Bedrooms
- Fitted Kitchen
- Leasehold
- Open Plan Living
- Shared Communal Gardens
- Council Tax Band: A

### Hall

10'11 x 9'2 (3.33m x 2.79m)

Entrance door, loft access, smoke alarm, spotlights, laminate floor, doors to reception room, two bedrooms and bathroom.

### Reception Room

17'1 x 9'9 (5.21m x 2.97m)

UPVC double glazed window, central heating radiator and TV point.

### Kitchen

8'8 x 6'6 (2.64m x 1.98m)

UPVC double glazed window, wood effect wall and base units, laminate worktops, integrated Zanussi single oven, four burner gas hob, extractor hood, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, boiler access, plumbing for washing machine, space for fridge freezer and laminate flooring.

### Bedroom One

12'10 x 11' (3.91m x 3.35m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

9'2 x 6'11 (2.79m x 2.11m)

UPVC double glazed window and central heating radiator.

### Bathroom

6' x 5'6 (1.83m x 1.68m)

Central heating radiator, dual flush WC, pedestal wash basin, panel bath with mixer tap and direct feed rainfall shower over, extractor fan, part tiled elevation and vinyl flooring.

### External

#### Rear

Shared common gardens.

#### Front

Dedicated parking space

