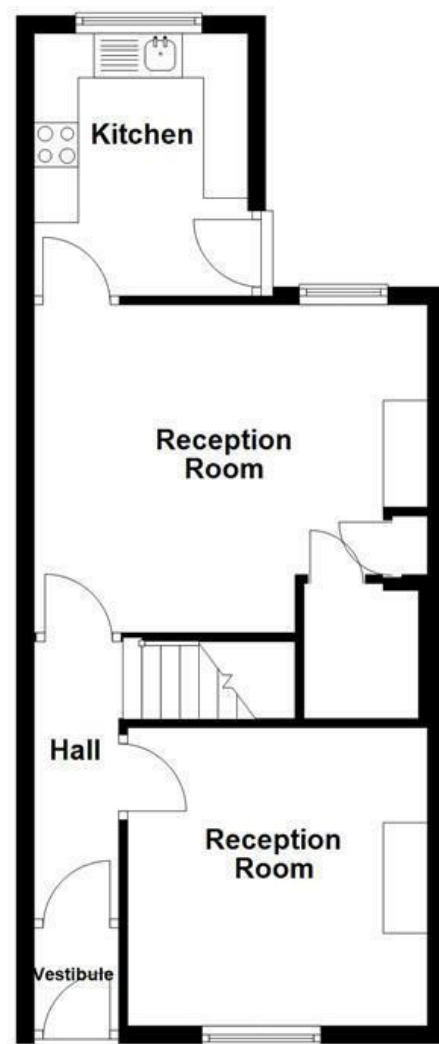
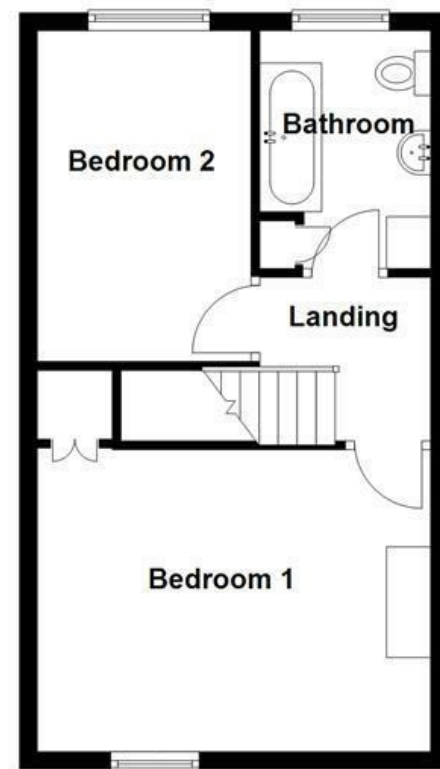


Ground Floor



First Floor



| 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.

Ellison Fold Terrace, Darwen, BB3 3EB

Offers Over £120,000

TWO BEDROOM MID TERRACE PROPERTY IN THE HEART OF DARWEN

In the charming area of Ellison Fold Terrace, Darwen, this delightful two-bedroom house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, making it an ideal home for small families or couples seeking extra room to breathe.

As you enter, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining guests. The natural light that floods these areas creates a warm and inviting atmosphere, perfect for both quiet evenings and lively gatherings.

The house features both a front and back yard, providing outdoor space for gardening, play, or simply enjoying the fresh air. This is a rare find in a terrace property, allowing for a touch of nature right at your doorstep.

Location is key, and this property does not disappoint. Situated close to local amenities, you will find shops, schools, and parks within easy reach, making daily errands and leisure activities a breeze.

In summary, this spacious terrace house in Ellison Fold Terrace is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely property your own. The property has also had a brand new boiler!

Ellison Fold Terrace, Darwen, BB3 3EB

Offers Over £120,000

 2  1  2  C

- Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating:: C
- Two Bedrooms
 - Three Piece Bathroom
 - Freehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule

3'8 x 3'2 (1.12m x 0.97m)
UPVC entrance door, coving, meter cupboard, tiled floor and door to hall.

Hall

11'2 x 3'2 (3.40m x 0.97m)
Central heating radiator, coving, wood effect laminate floor, stairs to first floor and doors to two reception rooms.

Reception Room One

11'11 x 11'2 (3.63m x 3.40m)
UPVC double glazed window, central heating radiator, coving and wood effect laminate floor.

Reception Room Two

14'11 x 12'2 (4.55m x 3.71m)
UPVC double glazed window, coving, smoke alarm, gas fire, decorative surround, alcove storage, alcove shelving, TV point, wood effect laminate floor and door to kitchen.

Kitchen

9'9 x 7'11 (2.97m x 2.41m)
UPVC double glazed window, wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, tiled splash back, plumbing for washing machine, space for fridge freezer, Worcester boiler, tiled elevation, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

6'5 x 6'1 (1.96m x 1.85m)
Loft access and doors to two bedrooms and bathroom.

Bedroom One

14'11 x 12' (4.55m x 3.66m)
UPVC double glazed window, central heating radiator, coving and fitted storage.

Bedroom Two

13'9 x 8'2 (4.19m x 2.49m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

8'10 x 6'4 (2.69m x 1.93m)
UPVC double glazed frosted window, central heating radiator, dual flush W/C, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head over, extractor fan, tiled elevation and tile effect flooring,

External

Front

Paved courtyard.



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