



Branch Road, Darwen, BB3 OPQ

£115,000

A FANTASTIC FIRST TIME HOME WITH NO CHAIN DELAY

This two bedroomed end terrace property is being proudly welcomed to the market in the highly desired area of Lower Darwen. Boasting spacious rooms throughout and a neutral finish this property is a fantastic home for a first-time buyer! Situated conveniently close to bus routes, amenities and network links to Blackburn, Chorley and major motorway links.

The property comprises briefly; a welcoming hallway provides access to two spacious reception rooms and a staircase to the first floor. The second reception room leads to a kitchen. The first floor comprises of two bedrooms and a modern, recently fitted three piece bathroom suite. Externally there is a yard to the rear.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

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 2  1  2  D

- End Terraced Property
 - Three Piece Bathroom
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Two Reception Rooms
 - Tenure: Leasehold
- Newly Fitted Kitchen
 - Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'2 x 3'2 (0.97m x 0.97m)
Composite frosted entrance door and door to hall.

Hall
10'11 x 3' (3.33m x 0.91m)
Central heating radiator, dado rail, part wood panel elevation and open access to reception room one and inner hall.

Reception Room One
13'4 x 10'7 (4.06m x 3.23m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Inner Hall
Stairs to first floor and open access to reception room two.

Reception Room Two
14'4 x 9'11 (4.37m x 3.02m)
UPVC double glazed window, central heating radiator, feature fireplace and open access to kitchen.

Kitchen
9'3 x 9'2 (2.82m x 2.79m)
UPVC double glazed window, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four ring induction hob, tiled splash back, space for under counter fridge, vinyl flooring and frosted hardwood door to rear.

Landing
9'11 x 5'6 (3.02m x 1.68m)
Doors to two bedrooms and bathroom.

Bedroom One
14'6 x 7'2 (4.42m x 2.18m)
UPVC double glazed window and central heating radiator.

Bedroom Two
9'11 x 7'2 (3.02m x 2.18m)
UPVC double glazed window and central heating radiator.

Bathroom
10' x 4'5 (3.05m x 1.35m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, integrated storage, boiler cupboard, part tiled elevation and wood effect flooring.

External

Front
Courtyard with paving and stone chips.

Rear
Yard.

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