



Brighton Terrace, Darwen, BB3 1NY

Offers over £149,950

Welcome to Brighton Terrace, Darwen - a charming property nestled in the picturesque Sunnyhurst area of Darwen. To the ground floor this beautiful house boasts two reception rooms, perfect for entertaining guests or relaxing with family. spacious extended fully fitted kitchen and downstairs WC. To the first floor, you will find three bedrooms and a three piece family bathroom.

Recently renovated, this property exudes character and charm, making it a truly special place to call home. The new carpets add a touch of luxury and comfort to the living spaces, creating a warm and inviting atmosphere throughout.

Located in the tranquil Sunnyhurst area, you'll have the opportunity to enjoy the beauty of nature right on your doorstep. Whether you're taking a leisurely stroll through the woods or simply admiring the peaceful surroundings from your window, this location offers a serene escape from the hustle and bustle of everyday life.

With no chain attached, this property is ready and waiting for you to make it your own. Don't miss out on the chance to own a piece of this idyllic setting - book a viewing today and start envisioning the possibilities that this lovely house has to offer.

Entrance



UPVC Double Glazed door entrance into the porch of this beautiful home.

Reception Room One 11'5" x 12'3" (3.48 x 3.75)



Bright and Spacious front reception room - UPVC Double Glazed Window, freshly decorated with original cornices, brand new grey fitted carpets, white panelled internal door, gas central heating radiator and ceiling light.

Reception Room Two 14'4" x 16'8" (4.38 x 5.1)



Spacious second reception room - UPVC Double Glazed Door providing access to the rear yard, freshly decorated with original cornices, brand new grey fitted carpets, feature fire place and surround, white panelled internal door, understairs storage, gas central heating radiator, ceiling light along with feature wall mounted lights and access to the kitchen and downstairs WC.



Kitchen 8'2" x 16'8" (2.5 x 5.1)



The kitchen really is a great space and comes with a good range of white kitchen units and contrasting work tops, electric hob, fan cooker, extractor fan and stainless steel sink with chrome mixer tap and is plumbed for a washing machine. The floor is laid with lino flooring and is finished off with freshly decorated neutral walls. The UPVC double glazed window provides ample lighting and this is a great space for those who love to cook. The kitchen has the added benefit of a breakfast bar and benefits from ceiling spotlights and a gas central heating radiator. Access for the downstairs WC is gained via the kitchen.



Downstairs WC 5'4" x 5'1" (1.64 x 1.55)



Spacious Downstairs WC which has a dual flush WC and hand basin with chrome mixer tap.

Entrance Hall



Stairs to the first floor - gas central heating radiator, freshly decorated with original cornices and feature wall panelling, brand new grey fitted carpets, white panelled internal doors for each room, gas central heating radiator and ceiling light.

Master Bedroom 12'4" x 15'0" (3.77 x 4.59)



Bright and Spacious master bedroom - UPVC Double Glazed Window, freshly decorated with feature wall panelling, brand new grey fitted carpets, white panelled internal door, gas central heating radiator and ceiling light. The master bedroom also provides access to the family bathroom.

Bedroom Two 7'0" x 10'2" (2.14 x 3.11)



Bedroom Two - UPVC Double Glazed Window, freshly decorated, brand new grey fitted carpets, white panelled internal door, gas central heating radiator and ceiling light.

Bedroom Three 7'1" x 10'2" (2.16 x 3.11)



Bedroom Three - UPVC Double Glazed Window, freshly decorated, brand new grey fitted carpets, white panelled internal door, gas central heating radiator and ceiling light.

Bathroom 10'5" x 6'0" (3.18 x 1.83)



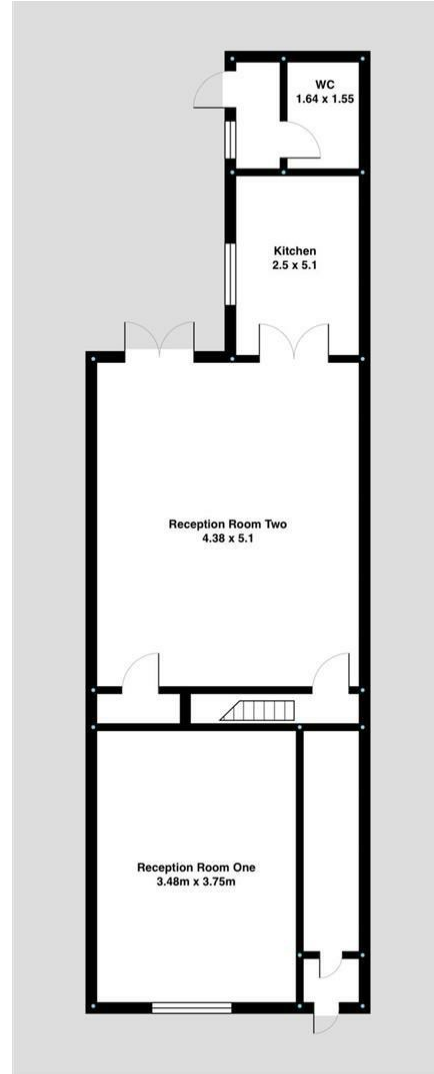
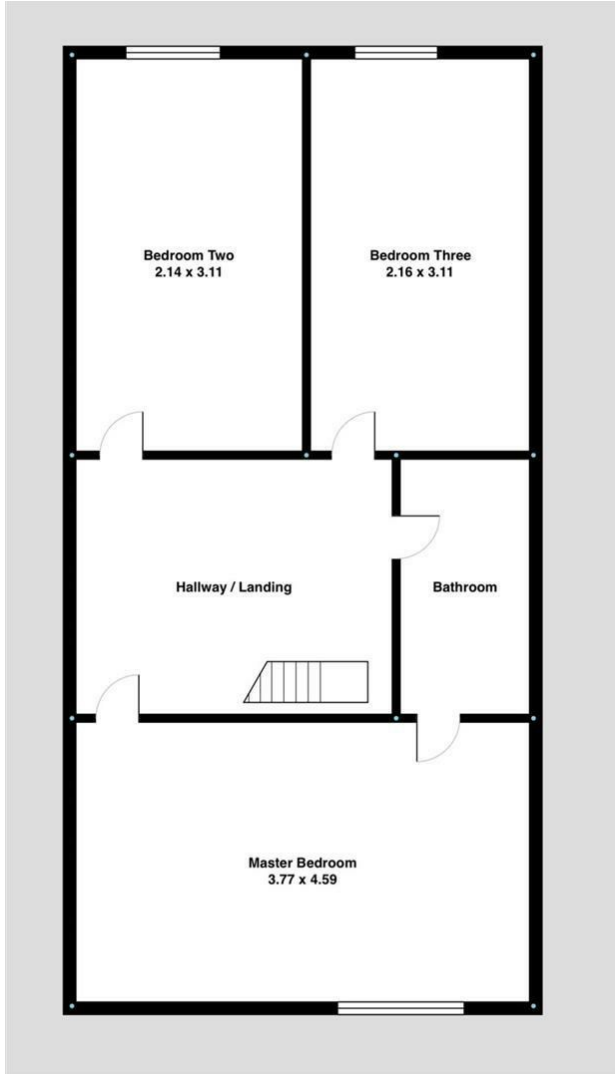
Three Piece bathroom which has the added benefit of a "Jack & Jill" entrance. The bathroom comprises of WC, enclosed bath with shower overhead, hand basis with vanity unit, part tiled elevations, gas central heating radiator and lino flooring.

Garden

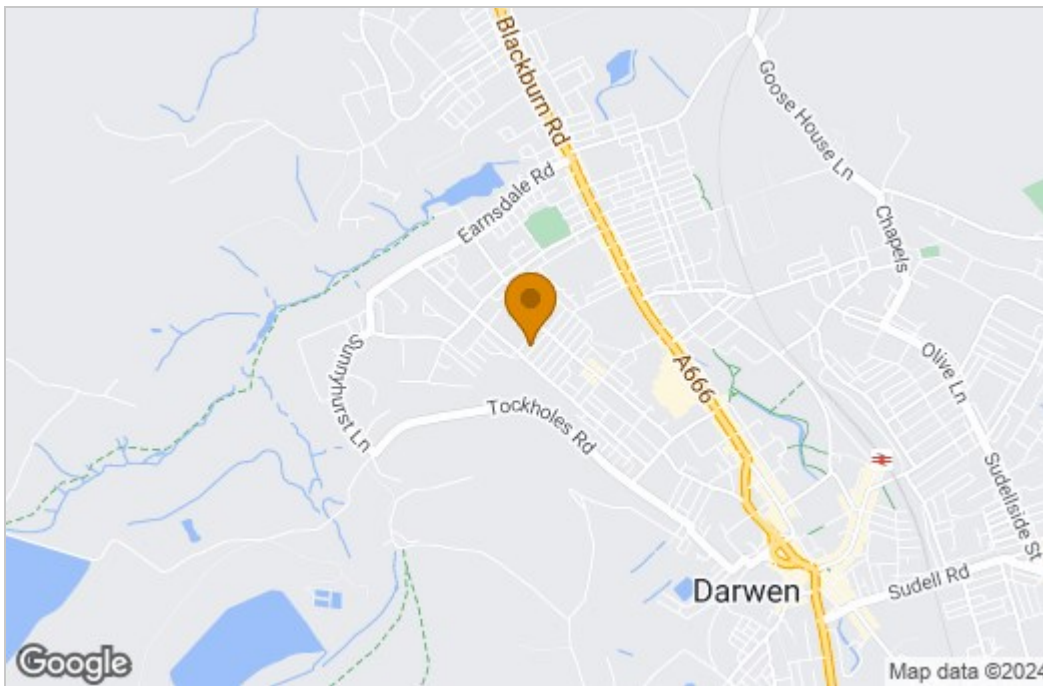


Rear Enclosed Garden which has been recently rendered. The rear garden is paved making it easy maintainable.


Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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