

## 20 WATERY LANE

DARWEN, BB3 2ET

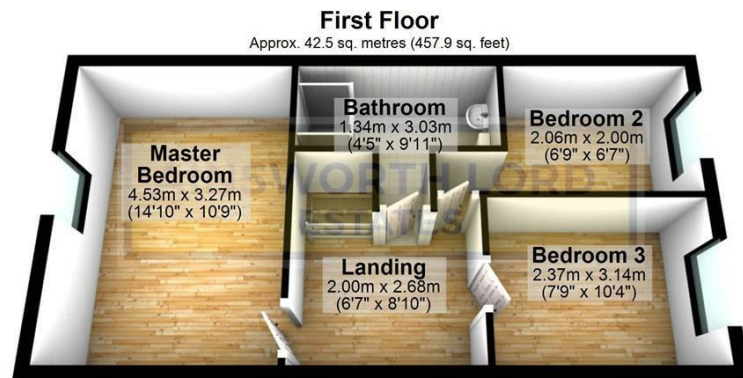
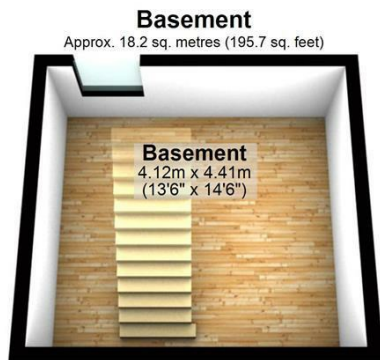
**£195,000**  
FREEHOLD

Welcome to this charming property located on Watery Lane in the picturesque area of Whitehall, Darwen. This delightful home boasts 3 spacious double bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you are greeted by a cosy front reception room that leads seamlessly to an open plan lounge, ideal for entertaining guests or simply relaxing with your loved ones. The lounge opens up to a stunning fitted kitchen, complete with modern appliances and ample storage space, making it a joy to whip up your favourite meals.

One of the highlights of this property is the beautiful tiled bathroom, offering a tranquil space to unwind after a long day. Additionally, the cellar room features a unique bar setup, perfect for hosting gatherings or enjoying a quiet drink in the comfort of your own home.

**AINSWORTH LORD  
ESTATES**



Total area: approx. 110.7 sq. metres (1191.4 sq. feet)

\*For illustrative purpose only\*  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**AINSWORTH LORD  
ESTATES**