



## 23 TIVERTON DRIVE

BLACKBURN, BB2 4NR

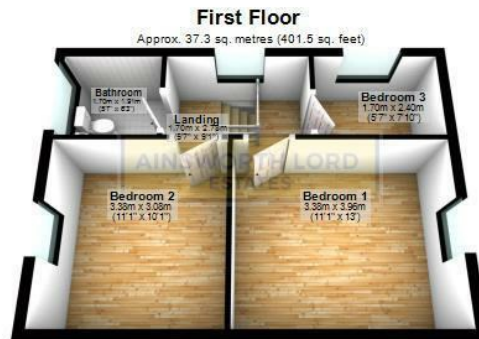
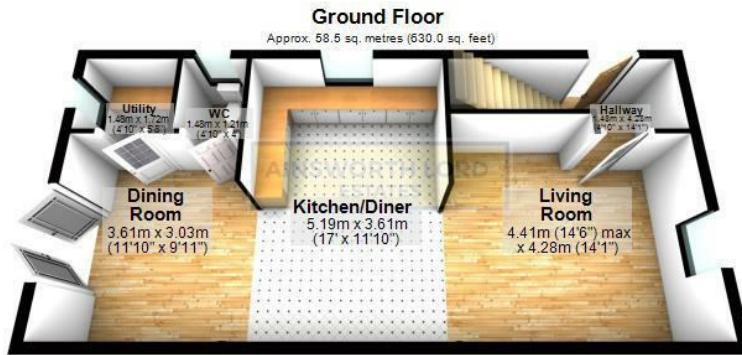
**£190,000**  
LEASEHOLD

Nestled on the charming Tiverton Drive in, this delightful semi-detached house offers a perfect blend of comfort and style. Boasting two inviting reception rooms, three cosy bedrooms, and a modern bathroom, this property is ideal for families looking for a new place to call home.

The house features a stunning open plan lounge, a gorgeous fitted kitchen, a spacious dining area, a convenient utility room, and a downstairs WC for added convenience. With a large plot and a huge frontage, there is ample space for outdoor activities and entertaining guests. The garden to the rear and side of the property provides a peaceful retreat for relaxation.

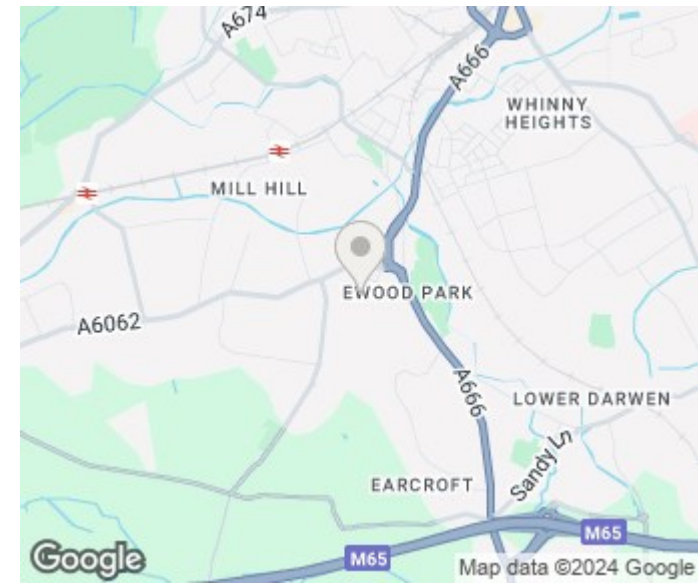
Situated in an excellent location close to some great schools, this home offers not just comfort but also convenience for families with children. The property's modern style adds character and charm, making it a unique find in the area.

**AINSWORTH LORD**  
**ESTATES**



Total area: approx. 95.8 sq. metres (1031.6 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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**