



21 POLE LANE

DARWEN, BB3 3LD

£220,000
LEASEHOLD

Nestled in the charming Pole Lane of Darwen, this delightful semi-detached bungalow from the 1940s boasts a perfect blend of character and modern comfort. With 3 bedrooms this property offers ample space for a growing family or those who love to entertain.

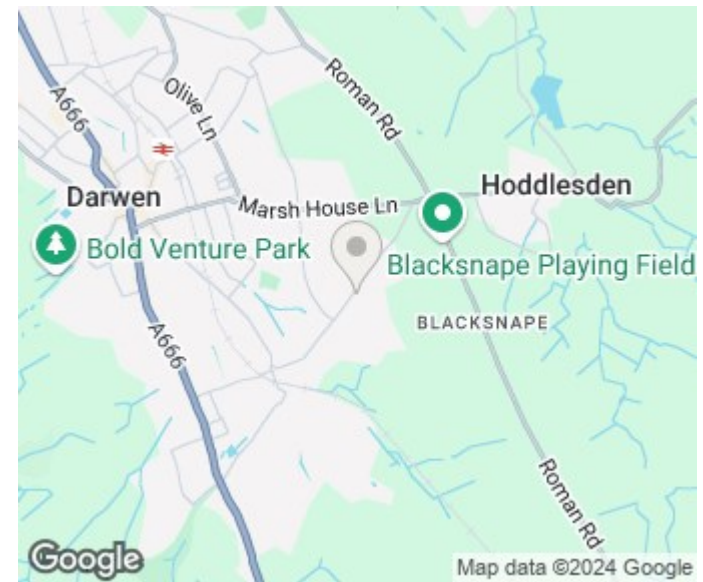
As you step inside, you are greeted by an open plan lounge and dining area, seamlessly connected to a beautiful kitchen that flows into a sunroom, creating a bright and airy living space. The property features a stunning family bathroom and a gorgeous en-suite attached to the master bedroom, providing both style and convenience.


Outside, the property does not disappoint either. With gardens to the rear, a decked area at the front, and an established garden, there is plenty of outdoor space to enjoy. Parking is made easy with parking area at the rear for 2 cars, including a detached garage.

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First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

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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