

## 46 LAUREL AVENUE

DARWEN, BB3 3AG

**£105,000**  
FREEHOLD

Nestled on the charming Laurel Avenue in Darwen, this delightful terraced house offers a perfect blend of comfort and practicality. Spanning an impressive 893 square feet, the property features a spacious kitchen that is ideal for both cooking and entertaining. The kitchen provides ample room for culinary creativity, making it a wonderful space for family gatherings or intimate dinners.

The house boasts two generously sized double bedrooms, ensuring that there is plenty of space for relaxation and rest. Each bedroom is designed to be a tranquil retreat, perfect for unwinding after a long day. The well-appointed bathroom adds to the convenience of the home, catering to the needs of modern living.

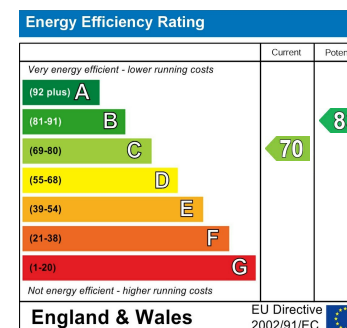
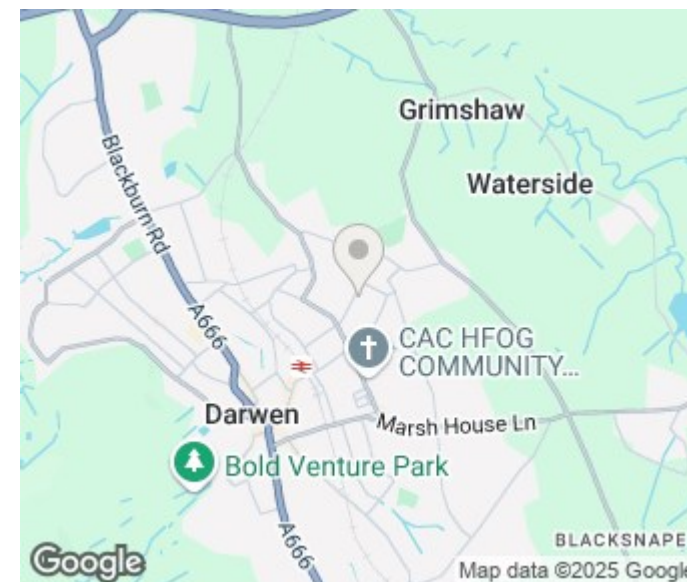
Outside, the property features a lovely yard space, providing an excellent area for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is a rare find in terraced homes and adds significant value to the property.

**AINSWORTH LORD  
ESTATES**



Total area: approx. 88.6 sq. metres (954.1 sq. feet)

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



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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