



## 11 ESSEX STREET DARWEN, BB3 3JF

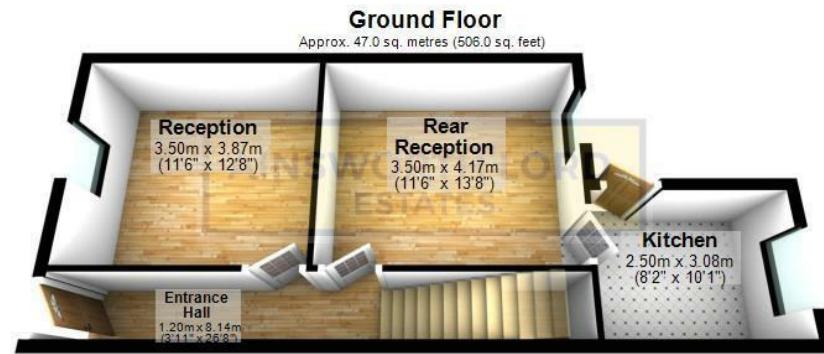
**£110,000  
FREEHOLD**

Welcome to this charming terraced house located on Essex Street in Darwen! This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two double bedrooms, there is ample space for a growing family or for hosting overnight guests.

The modern fitted kitchen is ideal for whipping up delicious meals, and the family bathroom with a separate WC offers convenience and privacy for all residents. Situated in a great location, this property is close to excellent schools, making it a fantastic choice for families with children. Additionally, being near all local amenities ensures that everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the wonderful potential this property has to offer!

**AINSWORTH LORD  
ESTATES**



Total area: approx. 92.5 sq. metres (995.2 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		84
(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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ESTATES**