



Snape Street, Darwen

Offers Over £99,995

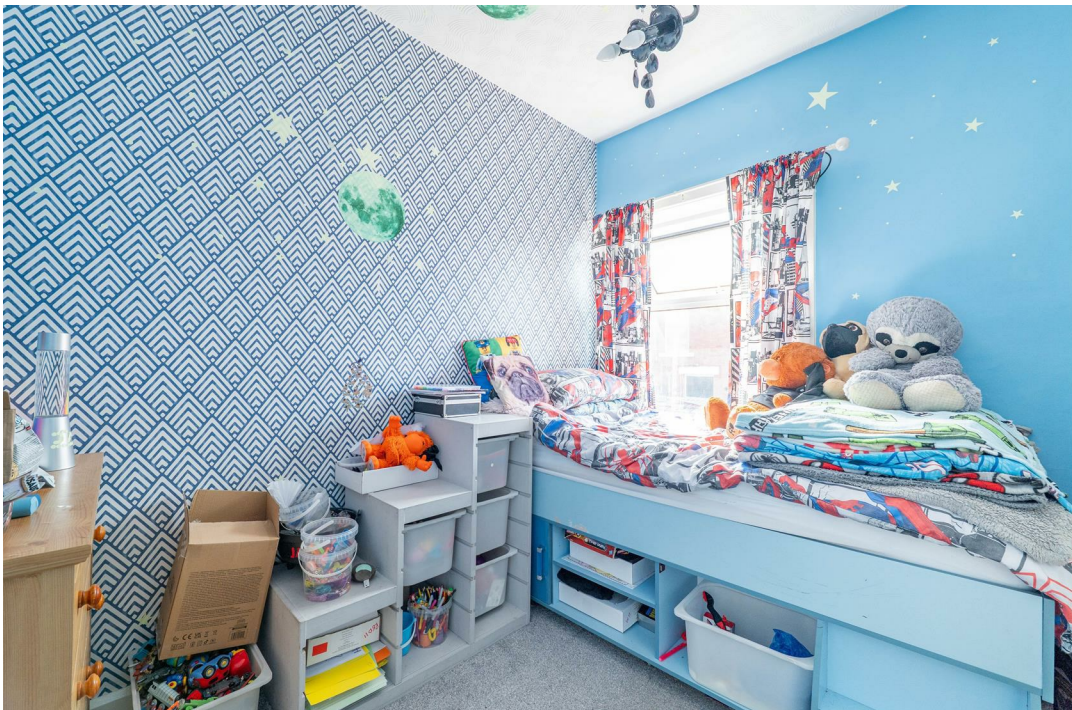
Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace home, located in the popular town of Darwen, Lancashire. Well-presented and offering generous living spaces, this property is perfectly suited to couples or first-time buyers. Situated just a short distance from Darwen's vibrant high street, residents can enjoy a friendly community atmosphere with a variety of independent shops, restaurants, and cafés. Excellent transport connections are close by, including a rail link to Preston and Manchester, regular bus services to Blackburn and Bolton, and easy access to the M65, M61, and M6 motorways for travel further afield. Local leisure facilities and open countryside walks are also within easy reach.

On entering the home, you are welcomed into a bright and spacious lounge that offers a comfortable space for everyday living. Beyond this, a generously sized dining room provides room for both dining and additional seating, with French doors opening onto the rear garden to create a seamless indoor-outdoor flow. To the rear lies a fitted kitchen with ample worktop space and storage, along with direct access to the garden.

To the first floor, the property features two well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, maximising space and keeping the room clutter-free. The second bedroom is light and airy, offering flexibility as a guest room, home office, or nursery. A three-piece family bathroom, complete with bath and overhead shower, wash basin, and WC, completes the accommodation on this floor.

Externally, the property enjoys a private, south-facing paved garden to the rear, providing a sunny and low-maintenance outdoor retreat. This delightful home combines practicality, charm, and a convenient location, making it an excellent opportunity for those looking to settle in a well-connected and welcoming part of Darwen.

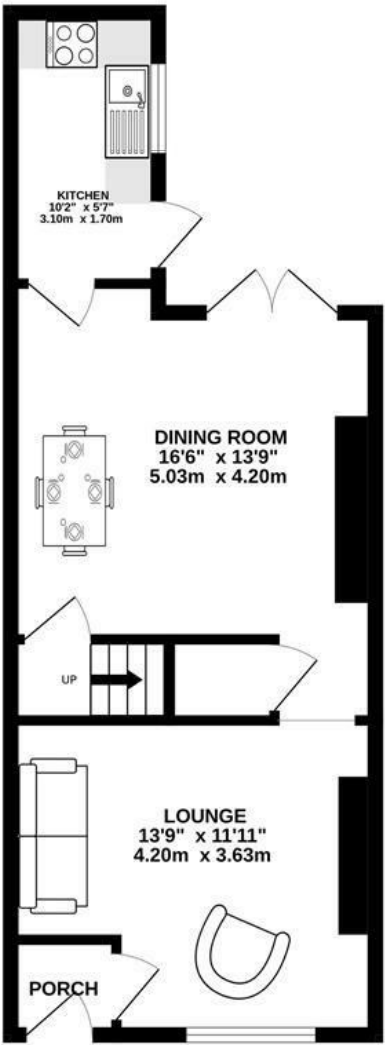




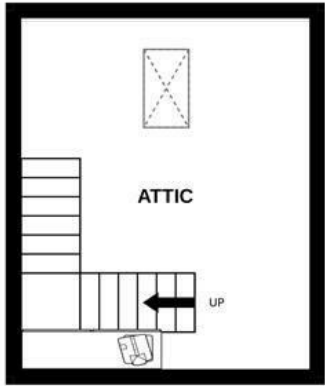
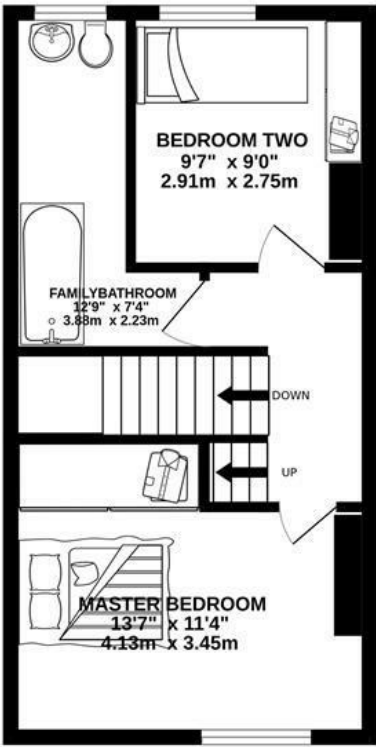


BEN ROSE

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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