



Waterfield Avenue, Darwen

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom semi-detached property, located in the town of Darwen. Presented with no onward chain, this would make an ideal home for a couple or family looking to get onto the property ladder in a sought-after location. The property is ideally placed, offering excellent travel links to the towns and cities of Chorley, Blackburn, and Preston, and is surrounded by superb local schools, supermarkets, and amenities.

Internally, the property briefly comprises a welcoming entrance hall, where a staircase leads to the upper level. On the left, you will enter into the spacious front lounge, which features bespoke illuminated cabinetry, a charming central fireplace, and a large front-facing window allowing plenty of natural light to fill the space. Moving back through the hall, you will find the modern kitchen/diner, which offers ample storage and integrated appliances including a fridge, freezer, oven, hob, and dishwasher. There is also ample space for a family dining table, along with double patio door access to the rear garden.

To the first floor, you will find three well-proportioned bedrooms, with both the second and third bedrooms benefiting from integrated storage. Also located on this level is a three-piece family bathroom, complete with an over-the-bath shower.

Externally, to the front of the property is a driveway providing off-road parking for one vehicle, along with a laid lawn. To the rear is a recently landscaped and generously sized garden, featuring a low-maintenance flagged patio and lawn area, offering an ideal space to relax or entertain. Here you will also find access to the detached single garage.

Viewing at your earliest convenience is highly recommended to avoid disappointment.









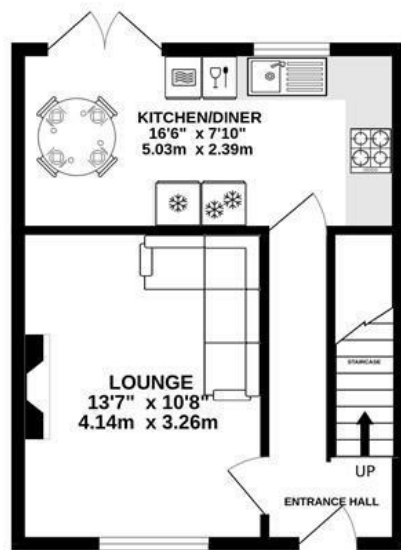
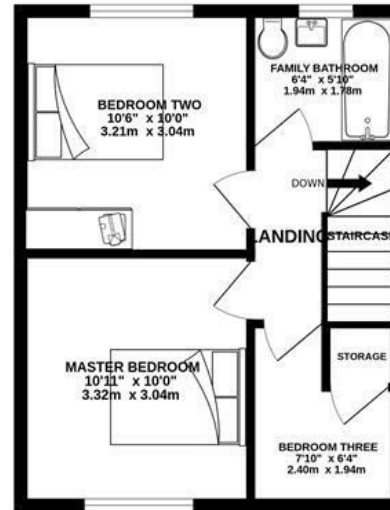




BEN ROSE

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.

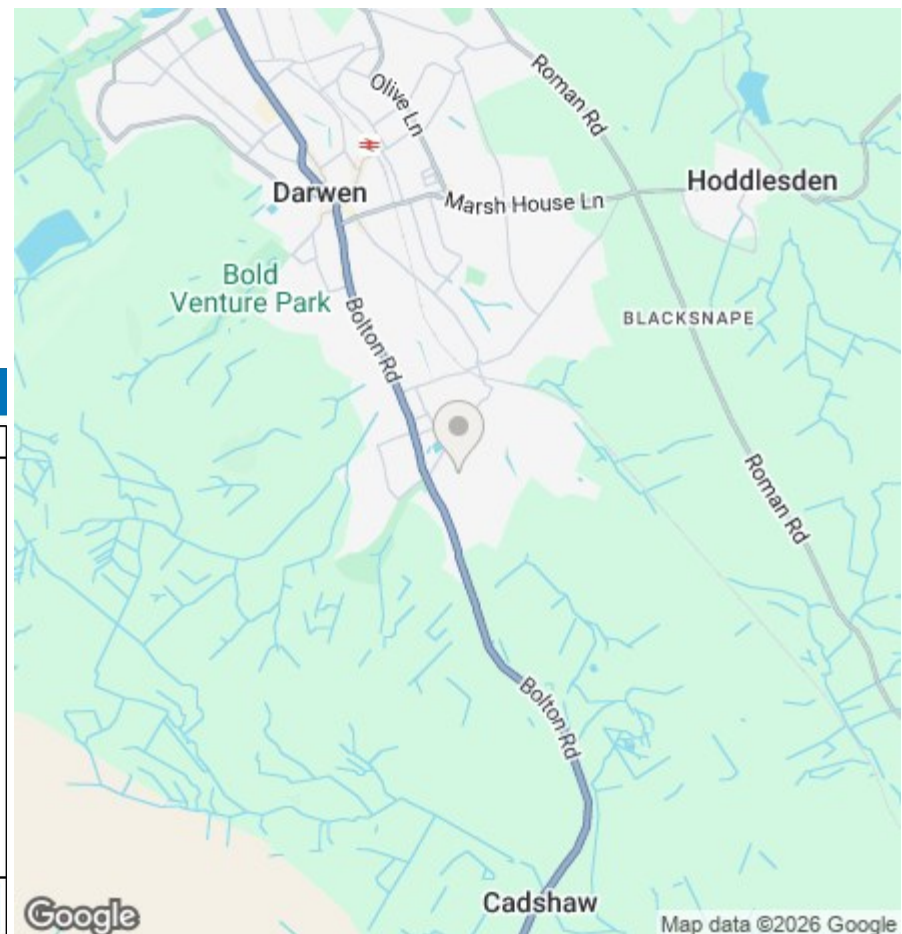


TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

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		
	65	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	