



## Atlas Road

Darwen, BB3 3BY

**Offers around £110,000**



Offered with no chain in walking distance to Darwen town centre, this three-bedroom end-terraced property is in a highly convenient location, and is an attractive choice for first-time buyers and buy-to-let investors.

The property boasts large rooms with high ceilings and offers an opportunity for modernisation. A brief overview of the accommodation includes an entrance vestibule, front lounge, kitchen-diner, three bedrooms and a family bathroom, plus two storage rooms in the cellar. Externally the property features a yard to the rear with access to the back street.





Living Space

The entrance vestibule opens onto the spacious front lounge where the generous room size is enhanced by the high ceilings and large window.

Spacious proportions continue to the rear in the large open aspect kitchen-diner. There is ample space for a dining table, and the kitchen gives a good amount of storage and worktop space.

Integrated appliances within the kitchen include an electric oven, four-ring gas hob and extractor hood, and a stainless-steel sink and drainer with taps. There’s also an allocated space for the washing machine, and ample room for a freestanding fridge-freezer.

Bedrooms & Bathroom

The master bedroom at the front is a good-sized double, and the two bedrooms to the rear are well-proportioned, giving plenty of space for children, or alternatively lots of room to work from home.

The family bathroom is situated in the middle of the home and is fitted with a three-piece suite, including a bath with shower over and tiled surrounds, wash basin and WC.

Cellar

Accessible from the kitchen, the cellar comprises two substantial rooms which provide plenty of storage space and offer scope for conversion if desired. Whether you want to create additional accommodation or need a lot of space for storage, the cellar will certainly come in handy.

Outside Space & Location

To the rear of the property is a private yard with access to the back street, and the yard comes with an outbuilding/shed with glazed double doors.

Just a short stroll to Darwen town centre, this location has excellent practicality and convenience, with a large variety of amenities from independent shops, supermarkets, and leisure facilities, to cafes, restaurants and bars. Darwen train station is in walking distance, and for those who commute by car, the national motorway network is accessible in around 5 minutes. Owing to its central location, there is also a good range of well-regarded schooling nearby, making it an ideal spot for young families too.

Key Details

- Tax band: A
- Tenure: TBD
- Heating: Gas boiler and radiators

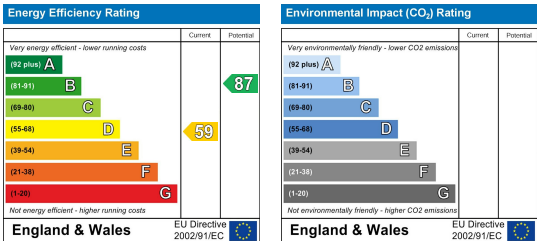
Area Map



Floor Plans



Energy Efficiency Graph



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