



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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East Park Avenue, Darwen, BB3 2SQ

£169,950

A FANTASTIC THREE BEDROOM MID TERRACE HOME WITH VIEWS OF DARWEN TOWER!

Located on East Park Avenue, Darwen, this gorgeous home presents an excellent opportunity for first-time buyers. The property is ideally situated close to local schools, parks, and a variety of amenities, making it a perfect choice for families and individuals alike.

Upon entering, you will find two spacious living areas that offer ample room for relaxation and entertaining. The open-plan kitchen is a highlight, featuring modern fixtures and fittings that cater to contemporary living. This layout not only enhances the flow of the home but also creates a welcoming atmosphere for gatherings with family and friends.

The property boasts three generously sized bedrooms, providing plenty of space for rest and personalisation. The newly fitted family bathroom adds a touch of luxury and convenience, ensuring that all your needs are met.

Outside, the rear yard offers a private space for outdoor activities or simply enjoying the fresh air. Additionally, on-street parking is available, making it easy for you and your guests to come and go.

East Park Avenue, Darwen, BB3 2SQ

£169,950

 3  1  2  D

- Mid-Terraced Property
- Two Reception Rooms
- Ideal For First Time Buyers
- Tenure: Leasehold
- Three Bedrooms
- Modern Fitted Kitchen
- EPC Rating: D
- Three-Piece Bathroom
- Enclosed Rear Yard
- Council Tax Band: B

Vestibule

3'8 x 3'5 (1.12m x 1.04m)

Hallway

12'4 x 3'5 (3.76m x 1.04m)

Reception Room One

11'9 x 9'7 (3.58m x 2.92m)

Reception Room Two

14'2 x 11 (4.32m x 3.35m)

Kitchen

12'11 x 7'8 (3.94m x 2.34m)

First Floor

Landing

17'11 x 5'2 (5.46m x 1.57m)

Bedroom One

14'6 x 9'4 (4.42m x 2.84m)

Bedroom Two

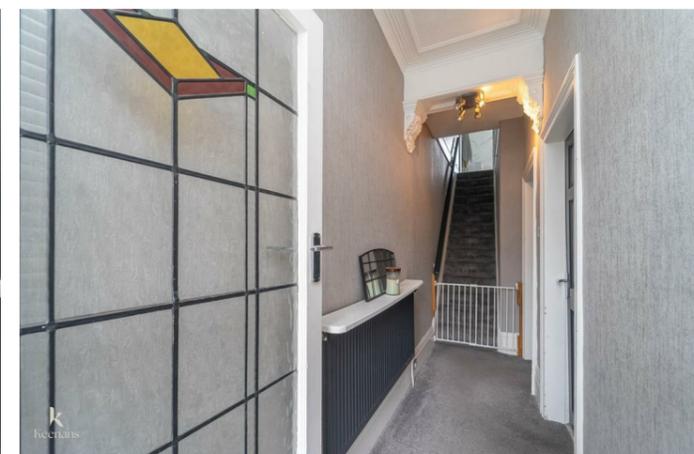
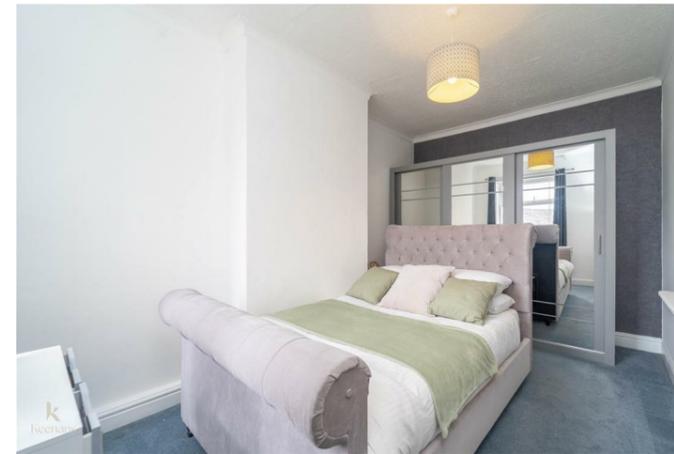
11'11 x 8'6 (3.63m x 2.59m)

Bedroom Three

8'8 x 6'5 (2.64m x 1.96m)

Bathroom

9 x 7'7 (2.74m x 2.31m)



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