



5 SOUTH STREET DARWEN, BB3 3HZ

£125,000
FREEHOLD

Nestled in the charming South Street of Darwen, this property boasts a delightful setting for a new chapter in your life. With two cosy bedrooms, perfect for a small family or guests, and two inviting reception rooms, there's ample space to entertain or simply unwind. The family lounge exudes warmth, while the spacious rear reception offers versatility for various needs.

The modern fitted kitchen is a culinary haven, complete with a separate larder for all your storage needs. Additionally, the convenience of a downstairs WC adds a practical touch to everyday living. The modern fitted bathroom suite promises relaxation and style, catering to your comfort.

Outside, a rear yard provides a private outdoor space, ideal for enjoying a morning coffee or hosting summer gatherings. On-road parking ensures that coming home is always hassle-free.

Don't miss the opportunity to make this property your own and create lasting memories in this inviting space.

**AINSWORTH LORD
ESTATES**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(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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