

## Blackburn Road, Darwen, BB3 0AB

### Offers over £129,950

Welcome to this garden fronted property located on Blackburn Road in Darwen! To the ground floor this spacious home boasts two reception rooms, brand new kitchen and under stairs storage. To the first floor you will find three good sized bedrooms and a well-appointed bathroom. Externally the property offers off road parking at the back of the house which is operated by roller shutters.

Situated in a good catchment area, this property offers not only a spacious interior but also a convenient location close to local amenities.

With the added benefit of being offered with no chain, this house presents a fantastic opportunity for those looking to move in without any delays. Don't miss out on the chance to make this wonderful property your new home!

Call the office on 01254 691352 to arrange a viewing.

## External

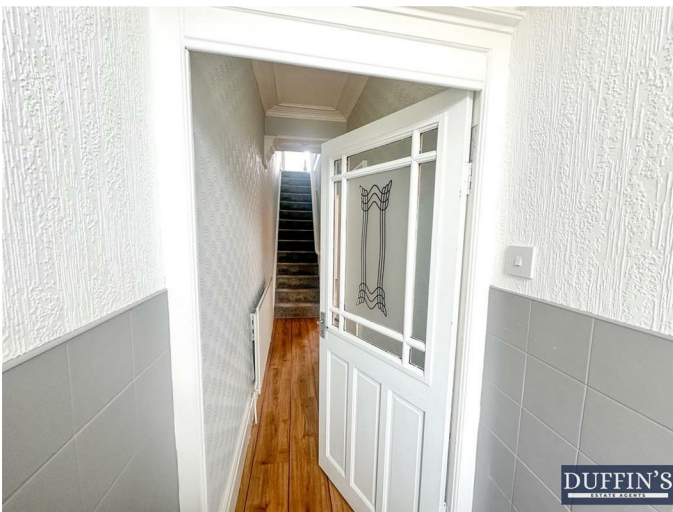


Glazed Window, freshly decorated, wood flooring, white panelled internal door, gas central heating radiator, ceiling light, wall mounted lights and wall mounted electric fire.

Second Reception Room 12'8" x 14'7" (3.87 x 4.46)



## Entrance Hall



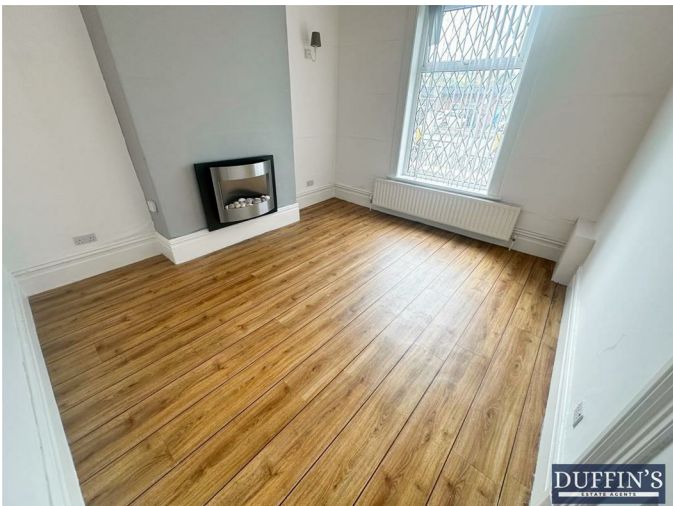
Spacious Second Reception Room comprising of UPVC Double Glazed Door to the garden, freshly decorated, wood flooring, white panelled internal door, gas central heating radiator, ceiling light and wall mounted ceiling lights.

Kitchen 7'10" x 12'5" (2.4 x 3.79)



The entrance to the property brings you into the welcoming porch and hallway. The walls have been freshly decorated and complimented by the wood flooring.

Front Reception Room 11'5" x 13'1" (3.48 x 4)



Brand new kitchen that comes with with a good range of white kitchen units and contrasting work tops, gas hob, fan cooker, extractor fan and stainless steel sink with chrome mixer tap and is plumbed for a washing machine. The floor is laid with lino flooring and is finished off with freshly decorated neutral walls. The UPVC double glazed window provides ample lighting along with the kitchen ceiling light.

Spacious Reception Room comprising of UPVC Double

## Hallway



Spacious Hallway freshly decorated with brand new fitted carpet and ceiling light.



## Master Bedroom 15'1" x 13'0" (4.61 x 3.97)



Bright and Spacious master bedroom - UPVC Double Glazed Window, freshly decorated, brand new grey fitted carpets, white panelled internal door, gas central heating radiator and ceiling light.

## Bedroom Two 9'5" x 10'0" (2.88 x 3.06)



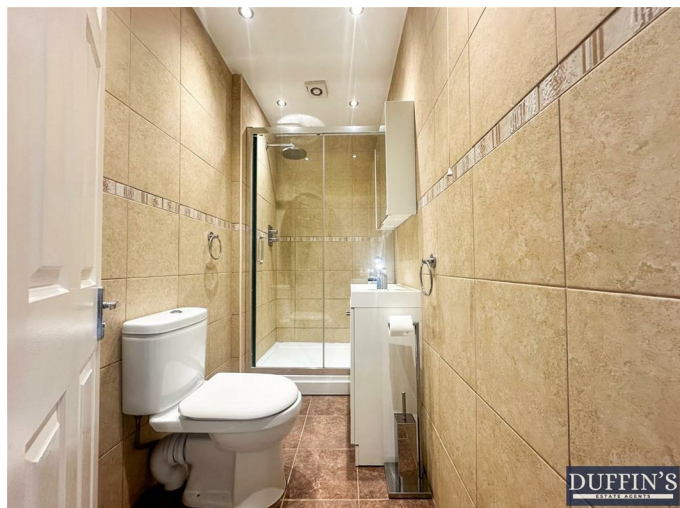
A good sized second bedroom with a UPVC Double Glazed Window, freshly decorated, brand new grey fitted carpets, white panelled internal door, gas central heating radiator and ceiling light.

## Bedroom Three 7'10" x 9'5" (2.4 x 2.89)



UPVC Double Glazed Window, freshly decorated, brand new grey fitted carpets, white panelled internal door, gas central heating radiator and ceiling light.

Bathroom 4'0" x 9'1" (1.24 x 2.79)

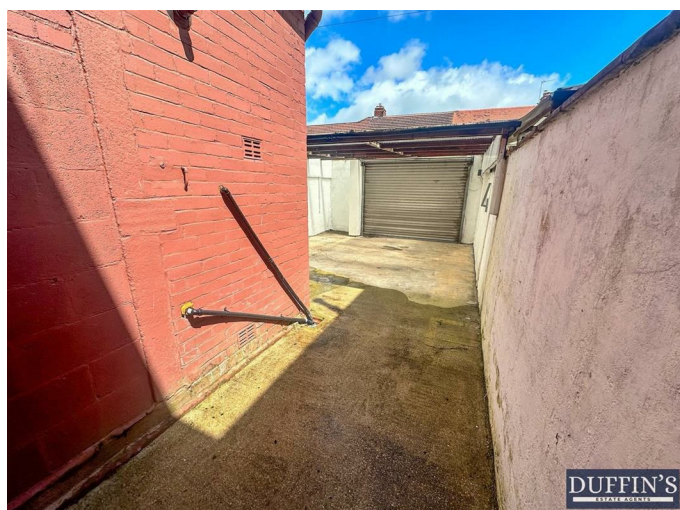


Three piece bathroom comprising of dual flush WC, enclosed shower, vanity unit hand basin, towel radiator, ceiling light, extractor fan, tiled elevations and white panelled interior door.

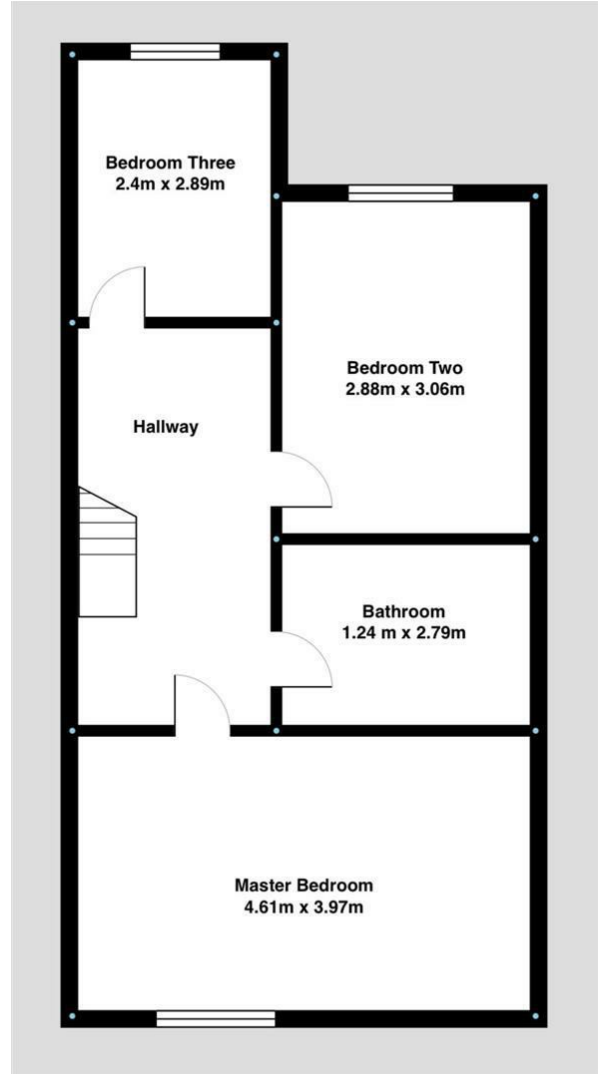
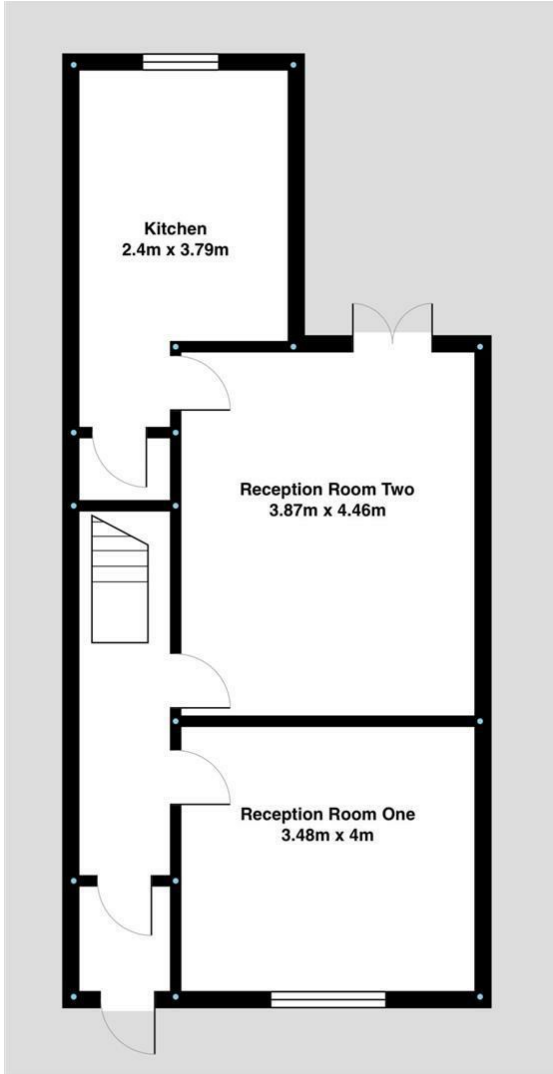
Garden



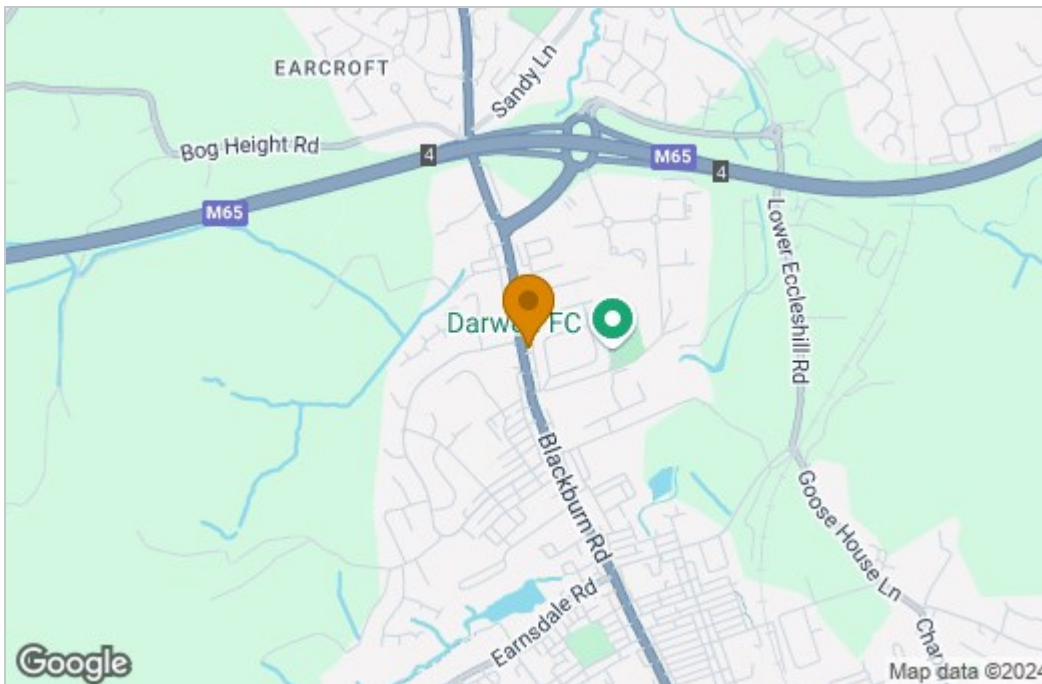
Off road parking with the option of being used as a garden. The carparking area is accessed from the rear of the property and has roller shutter access.



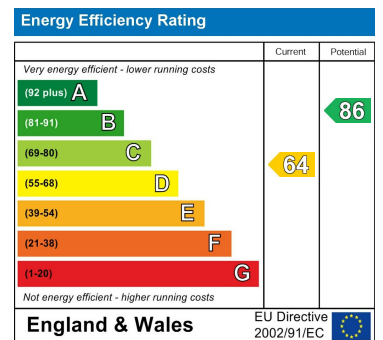
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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