



## Heys Lane, Darwen

**£895 PCM**

Ben Rose Estate Agents are pleased to present to market this well presented three bedroom terraced home, available to rent in the popular town of Darwen. Finished with new flooring throughout and benefiting from a newly fitted kitchen and bathroom, this property offers modern living in a convenient location. The home is ideally situated with excellent travel links including easy access to the M65 motorway and a train station just a short drive away, making commuting to nearby towns and cities straightforward. A range of local amenities, bus routes and green spaces can also be found within walking distance, perfect for everyday needs and leisurely walks.

Entering the property, the small entrance hall leads directly into the front facing lounge, which is bright and welcoming thanks to its window overlooking the front of the home. From here, you continue through to the spacious kitchen and dining room, fitted with modern counter tops and ample storage. The kitchen includes integrated appliances such as an induction hob, oven and microwave, along with space for freestanding appliances. Additional features include useful under stair storage and a door providing access out to the rear yard.

The first floor comprises two well proportioned bedrooms, with the master bedroom positioned to the front of the property and bedroom two overlooking the rear. Both rooms benefit from natural light via their windows. Completing this floor is the newly fitted three piece family bathroom, featuring a shower over the bath, along with a handy storage cupboard located on the landing.

Located on the second floor is the third bedroom, which is rear facing and enhanced by a skylight window, creating a bright and versatile space suitable for a bedroom, home office or guest room.

Externally, the property offers a low maintenance rear yard, ideal for outdoor seating or storage, and includes a useful storage shed. This well updated home combines modern interiors, practical living space and a convenient location, making it an excellent rental opportunity in Darwen.





















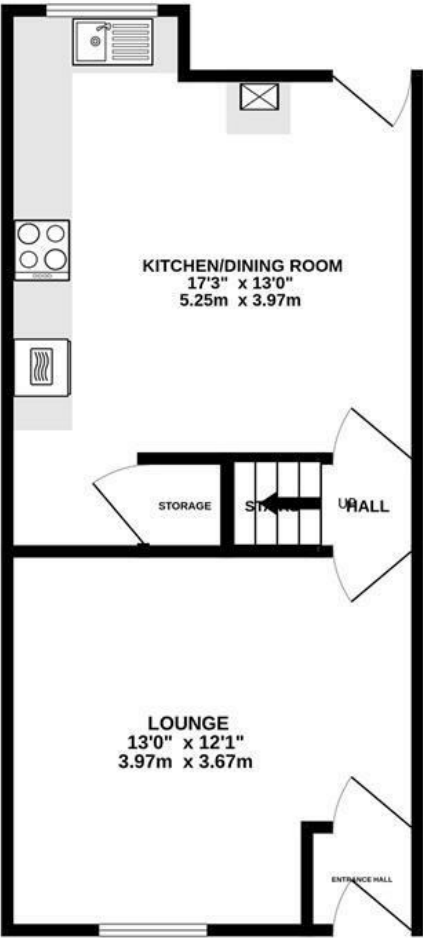




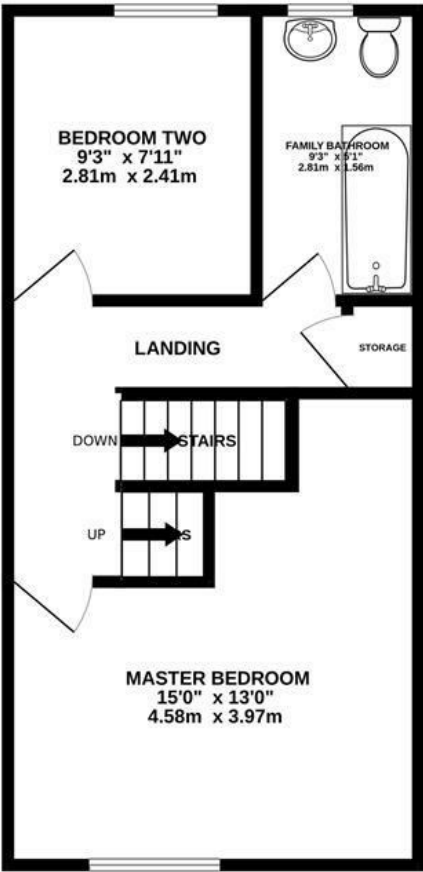


# BEN ROSE

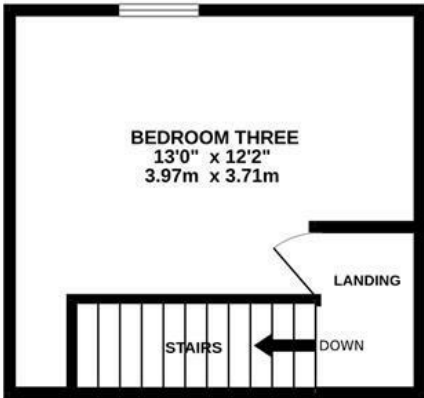
GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR  
159 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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		
	76	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

