BEN ROSE



Blackburn Road, Darwen **Offers Over £129,995**

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom end-terraced property, situated in a sought-after area of Darwen. Offering versatile accommodation throughout, the property is ideally positioned close to a range of local amenities, including Darwen Vale School and various shops. Excellent transport links are also within easy reach, with convenient access to the M65, M61 and M6 motorways, making this an ideal location for families and professionals alike.

Upon entering the property, you are welcomed into a porch which leads through to the entrance hall, providing access to all ground floor rooms and the staircase to the first floor. To the front of the home, the dining room, currently utilised as a third bedroom, offers generous proportions and benefits from a large bay window, allowing plenty of natural light to flow through. To the rear, the spacious lounge provides a comfortable living area, complete with useful under-stairs storage and patio doors opening directly onto the garden. The kitchen is generous in length, offering ample worktop space, plenty of room for freestanding appliances and an additional door providing further access to the garden.

Moving upstairs, the first floor comprises two bedrooms, with the master bedroom spanning the full width of the property and providing a particularly spacious retreat. The family bathroom is well-appointed and features a large walk-in shower. The second bedroom also provides access to the versatile loft conversion, currently used as a walk-in wardrobe but offering excellent potential to be adapted to suit a variety of needs, such as a home office or study.

Externally, the property benefits from a well-presented, fully paved rear garden, offering a low-maintenance outdoor space with plenty of room for seating and entertaining. The garden also provides access to the side street, along with a useful outdoor workshop. Complete with three-phase power, this additional space offers excellent versatility and could be ideal for use as a home gym, workshop or, subject to any necessary permissions, converted into a home office.

There is ample on-road parking adjacent to the property and can also be accessed directly from the rear.




beko











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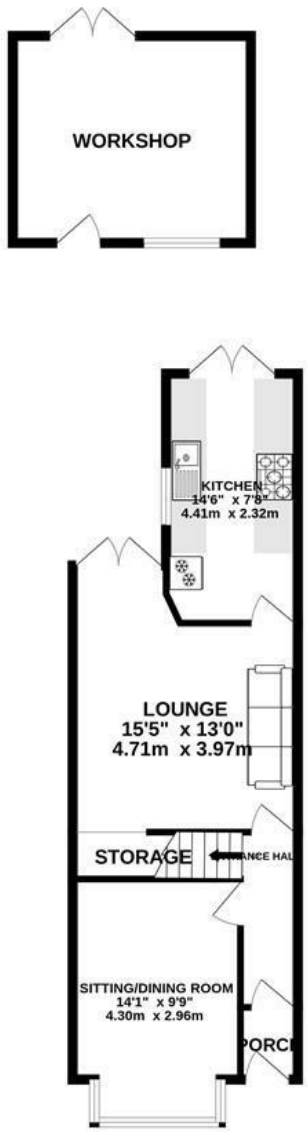

Mermaid Bath Salts
SABRE
ANTI-BACTERIAL





BEN ROSE

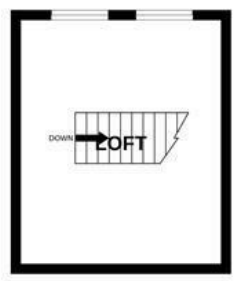
GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR
179 sq.ft. (16.6 sq.m.) approx.

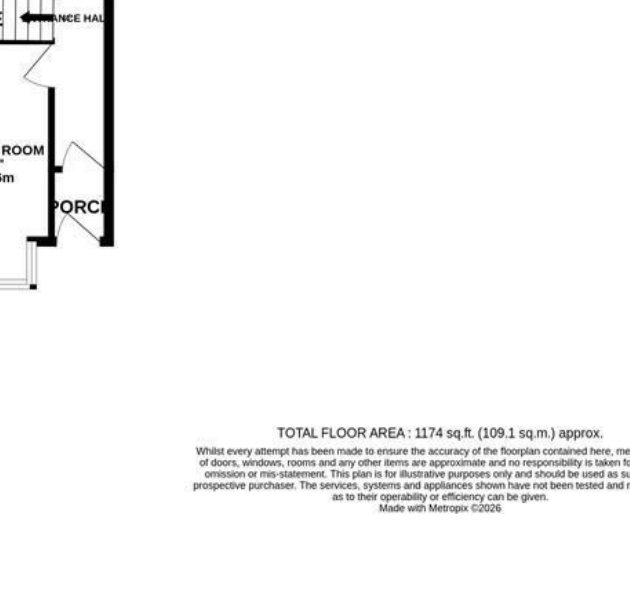


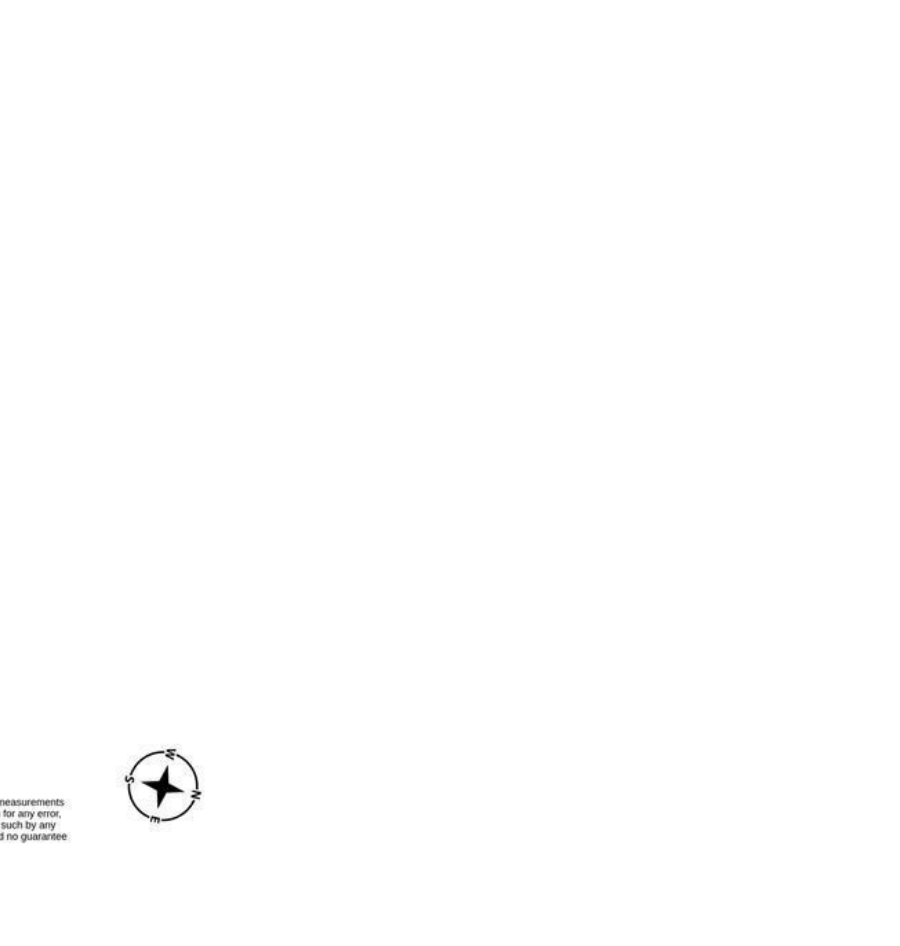
TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

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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