



Snape Street, Darwen

Offers Over £89,995

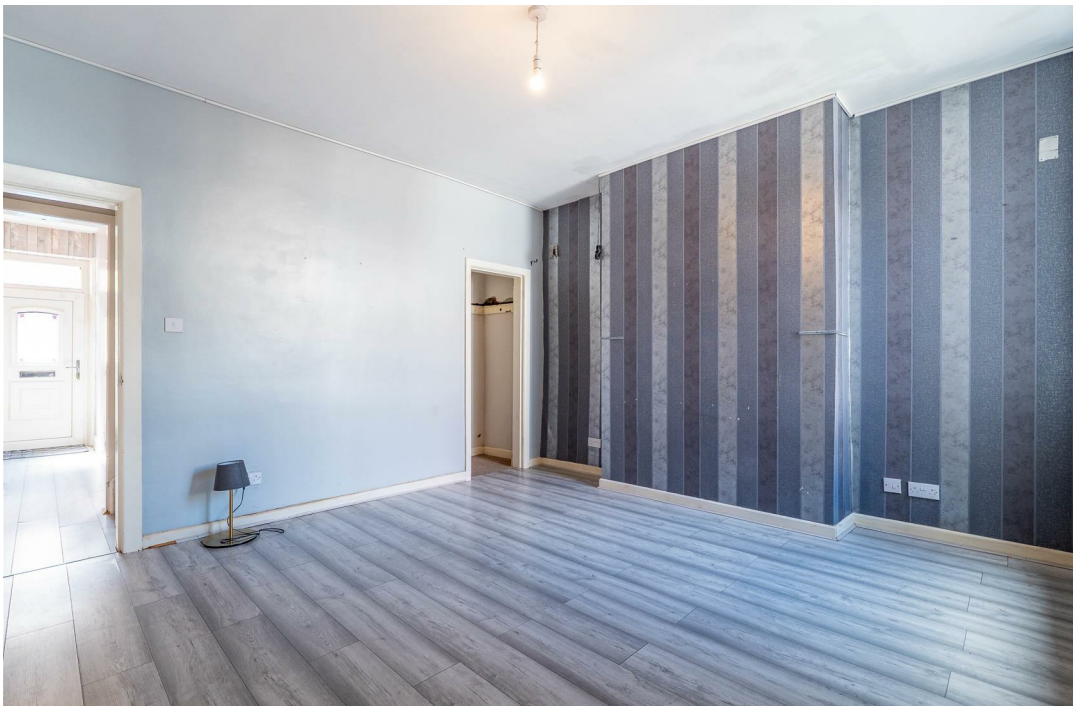
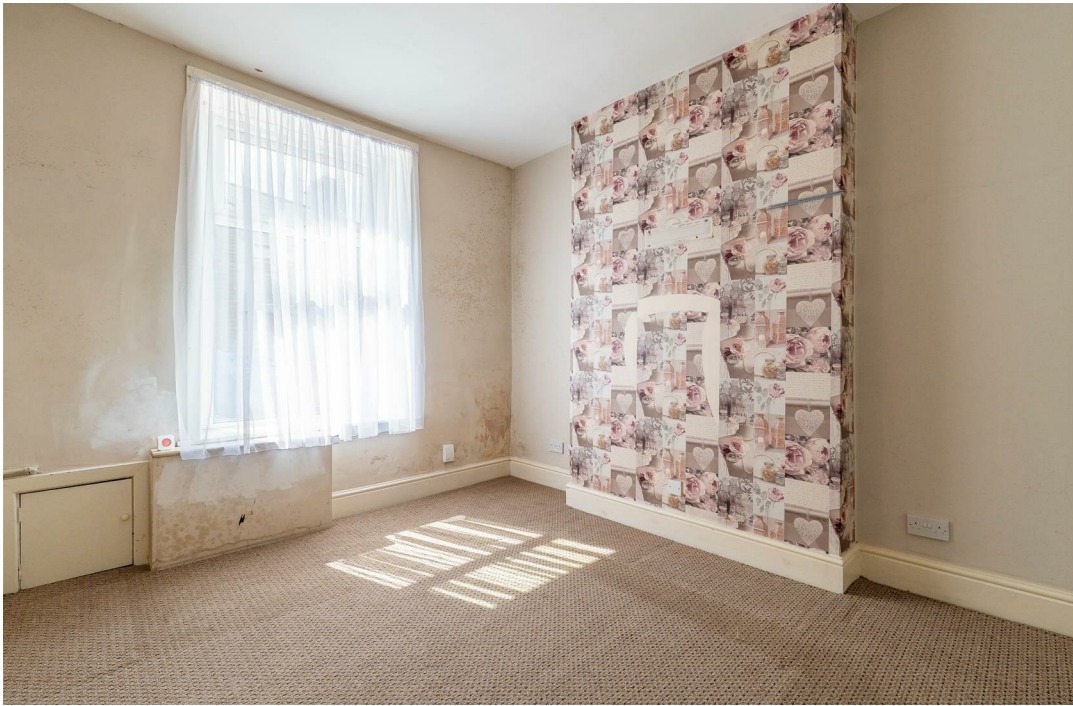
Ben Rose Estate Agents are pleased to present to market this three-bedroom mid-terrace property, situated in a sought-after residential area of Darwen. Offering an excellent opportunity for first-time buyers, couples or investors, the home is in need of modernising, providing fantastic potential to create a property tailored to your own taste and style. The location benefits from a wealth of nearby amenities, including well-regarded schools, local shops and everyday conveniences, while Blackburn town centre is just a short distance away, offering a great selection of shops, bars, restaurants and pubs. Excellent bus links provide easy access to Blackburn and Bolton, with the nearby M65 motorway making commuting across the region straightforward.

Stepping inside, the property opens into the long entrance hall. To the front is a comfortable lounge, while to the rear sits a generously sized dining room, offering plenty of space for family meals or entertaining. Beyond this is the fitted kitchen, which provides access directly out to the rear yard.

To the first floor, the property offers a spacious master double bedroom, a second well-proportioned double bedroom and a third single bedroom, ideal as a nursery, home office or guest room. Completing the accommodation is a three-piece family bathroom.

Externally, the property benefits from convenient on-street parking to the front. To the rear is a private paved yard enclosed by high walls, offering a low-maintenance outdoor space with excellent potential. With generous room sizes, plenty of scope for improvement and a desirable location, this property presents a fantastic opportunity for buyers looking to add their own stamp.







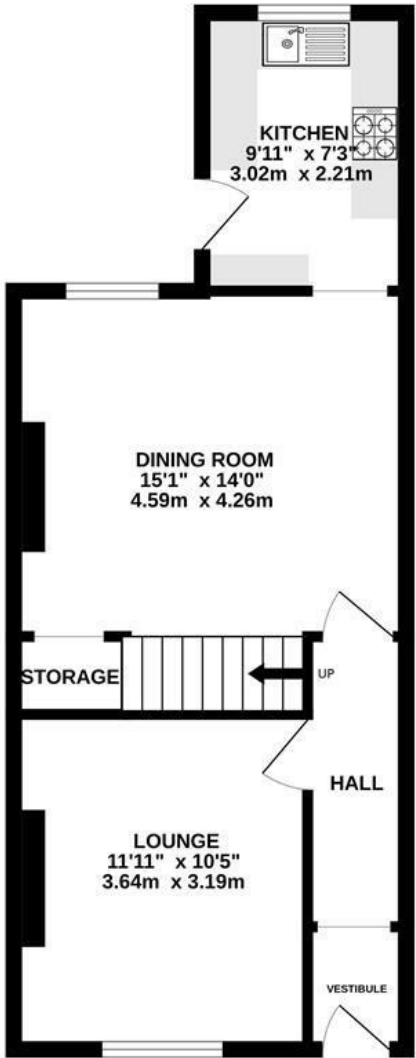




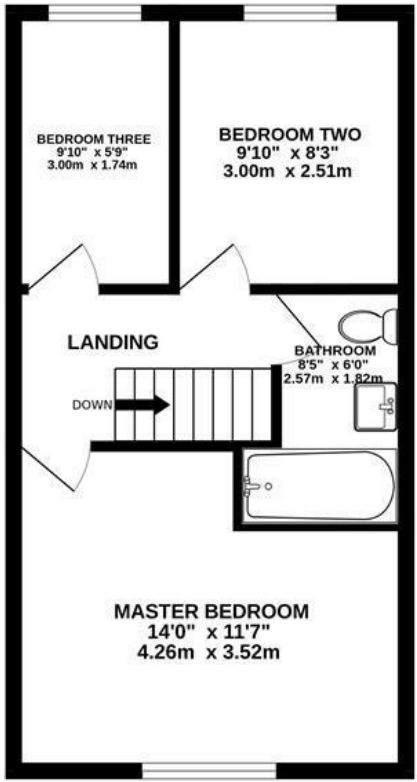


BEN ROSE

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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