



## Gillibrand Street, Darwen

**Offers Over £109,995**

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom mid-terrace property, situated within a sought-after residential area of Darwen. Offered with no onward chain, this attractive home presents an excellent opportunity for first-time buyers, growing families, or investors alike.

Ideally positioned just a short drive from Darwen town centre, the property enjoys close proximity to a wealth of local amenities, including well-regarded schools, supermarkets, restaurants, and leisure facilities. Excellent transport links are also on hand, with convenient access to local bus routes and the nearby M6 and M61 motorways, making it ideal for commuters.

Stepping into the property through the entrance porch, you are welcomed into a spacious lounge featuring a charming central fireplace and a large window overlooking the front aspect. From here, you enter the well-appointed dining room, which offers ample space for a large family dining table. The staircase is incorporated within this room, with useful storage beneath.

Continuing through, you will find the modern kitchen, which offers ample storage, an integrated oven and hob, and space for additional freestanding appliances. The kitchen also provides access to the rear yard via a single door.

Moving upstairs, the home comprises three well-proportioned bedrooms, along with a three-piece family bathroom fitted with an over-the-bath shower.

Externally, the property benefits from ample on-road parking to the front. To the rear, there is a private, low-maintenance yard featuring a designated bin storage area and gated access, offering both functionality and ease of upkeep.

Early viewing is highly recommended to avoid any potential disappointment.





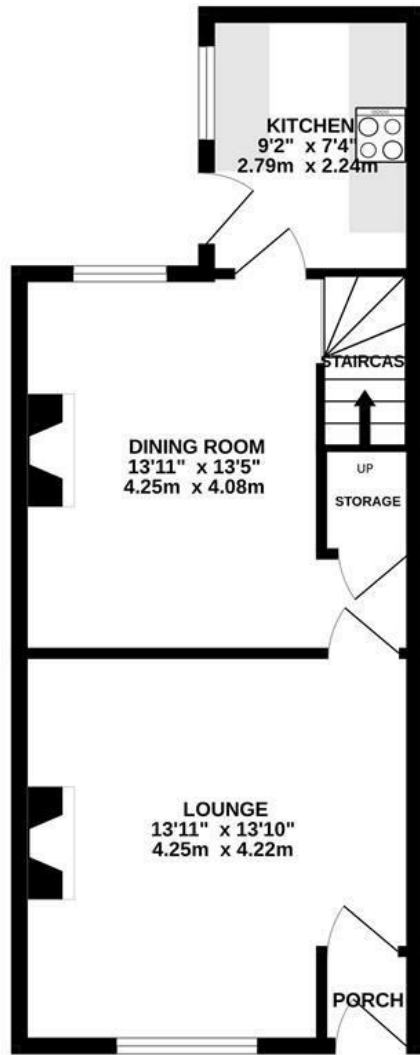




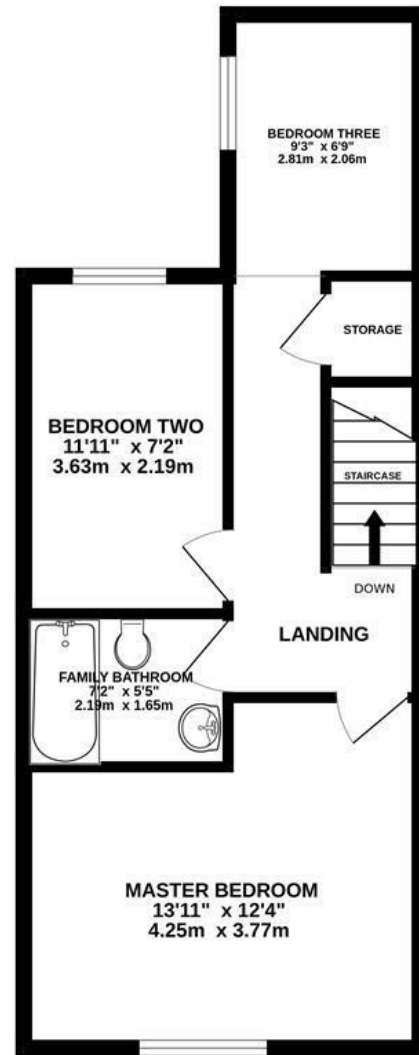




GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>84</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	