



Winterton Road, Darwen

Offers Over £94,995

Ben Rose Estate Agents are delighted to present to market this two bedroom mid-terrace home in the picturesque and sought-after area of Darwen. Its prime location offers close proximity to Darwen's excellent local restaurants, shops, and amenities, coupled with convenient travel links via the nearby train station, M65 and M61 motorways.

Entering the home you are greeted with a bright and airy porch leading to the hallway and the rest of the house. To the front of the house is a cosy lounge or family room with a modern electric fireplace. A large front facing window makes sure that the room is filled with natural light. Continuing further into the house you will find a spacious second room with convenient under stairs storage. There is ample room here for a large sofa set or dining table if so desired. At the rear is a modern, well finished kitchen that overlooks the garden.

Moving upstairs you will find two generously sized double bedrooms. Completing the floor is the three piece family bathroom with over the bath shower.

Externally the house has a tidy paved rear garden that is an ideal suntrap and provides views of the surrounding hills as well as Darwen tower. This charming two-bedroom terraced property, set against a backdrop of expansive greenery, offers an ideal choice for couples or small families looking to move to the area.







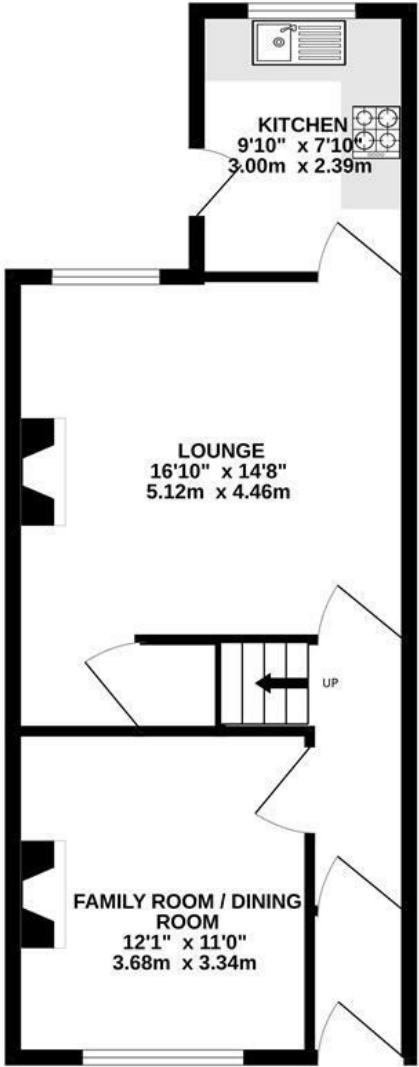




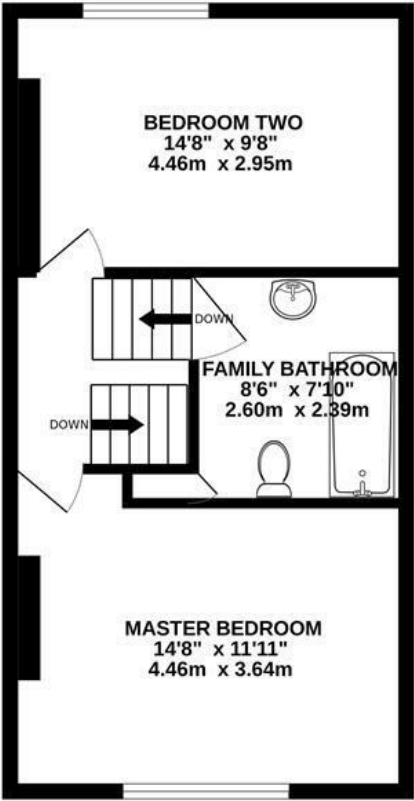


BEN ROSE

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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		
	53	71
England & Wales	EU Directive 2002/91/EC 	

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

