



**Ellen Street
Darwen
Lancashire
BB3 2QH**

Offers in Excess of £89,000

bettermove

Ellen Street

Darwen

Bettermove are pleased to present this charming 2 bedroom terraced house in Darwen.

The property benefits from double glazing and gas central heating throughout. This is a leasehold property with 789 years remaining on the lease; there is no ground rent or service charges payable. The council tax band is A.

The interior of this spacious property comprises a through lounge/dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts an enclosed rear yard, perfect for enjoying the summer months.

Situated in the popular town of Darwen, the property is close to a number of local amenities, including supermarkets, shops, restaurants and cafes. Transport connections can be found from the A666, M65 and Darwen railway station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

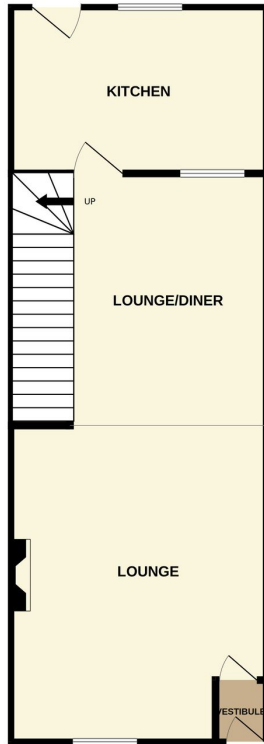
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

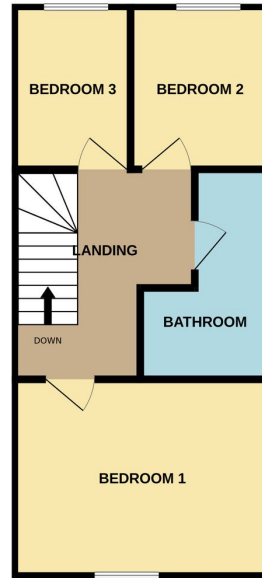
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk