

Cranberry Lane, Darwen, Lancashire. BB3 2HL

£145,000 Leasehold

REDUCED



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PROPERTY DESCRIPTION

EXCELLENT TWO DOUBLE BEDROOM TERRACED PROPERTY Welcome to this charming stone-built terraced property, boasting a delightful blend of traditional architecture and modern comfort. This residence offering an inviting atmosphere for a comfortable lifestyle.

Upon entering, you are greeted by two generously sized reception rooms, each adorned with characterful features such as exposed stone walls and perhaps a fireplace, creating a warm and welcoming ambiance. These spaces provide versatile areas for family gatherings, entertaining guests, or creating a peaceful retreat. The well-appointed kitchen is efficiently designed, offering functionality while maintaining a cozy feel. Adjacent to the kitchen, a utility room adds convenience and extra storage space, catering to the demands of a busy household.

Ascend to the upper floor, where two double bedrooms await, providing ample space for relaxation and personalisation. The bathroom, designed with modern fixtures, completes the accommodation on this level, offering a serene escape for self-care. Venture further to discover the hidden gem of this home—the attic, currently being used as an additional bedroom. This versatile space can be adapted to suit various needs, such as a guest room, home office, or a personal sanctuary.

Step outside into the rear garden, a private oasis where you can enjoy moments of tranquility or entertain friends and family. Additionally, convenient street parking ensures ease of access for residents and guests. With its characterful stone facade, practical layout, and a touch of modern elegance, this terraced property seamlessly combines the best of both worlds. Experience the warmth and charm of this residence, where every room tells a story and every corner invites you to make it your own.

FEATURES

- Two Double Bedrooms
- Two Reception Rooms
- Utility Room
- Brand New Boiler Installed
- Not On A Water Meter
- Views At The Front Of The Property
- Council Tax Band A
- Versatile Attic Space



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Laminate flooring, composite front door.

Living Room/Dining Room

24' 09" x 14' 02" (7.54m x 4.32m)

Laminate flooring, feature stone fire surround, stairs to first floor, exposed stone wall, space for dining table, double glazed upvc window, panel radiator.

Kitchen

9' 09" x 6' 11" (2.97m x 2.11m)

Range of fitted wall and base units with contrasting work surfaces, LVT tiled flooring, x ring electric hob, electric oven, tiled splash backs, plumbed for dishwasher, extractor fan, double glazed upvc window.

Utility Room

5' 04" x 5' 11" (1.63m x 1.80m)

LVT tiled flooring, space for fridge freezer, plumbed for washing machine, space for tumble dryer, storage cupboard, double glazed upvc door to the rear garden.

First Floor

Landing

Laminate flooring, stairs to attic, panel radiator.

Bedroom One

13' 01" x 8' 00" (3.99m x 2.44m)

Double bedroom with laminate flooring, built in wardrobe, double glazed upvc window, panel radiator.

Bedroom Two

11' 05" x 8' 00" (3.48m x 2.44m)

Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

Bathroom

7' 03" x 5' 09" (2.21m x 1.75m)

Vinyl flooring, three piece in white with electric shower over bath, vanity cupboard, frosted double glazed upvc window.

Attic

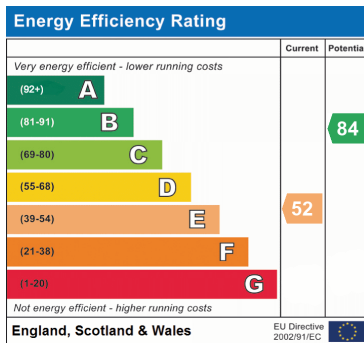
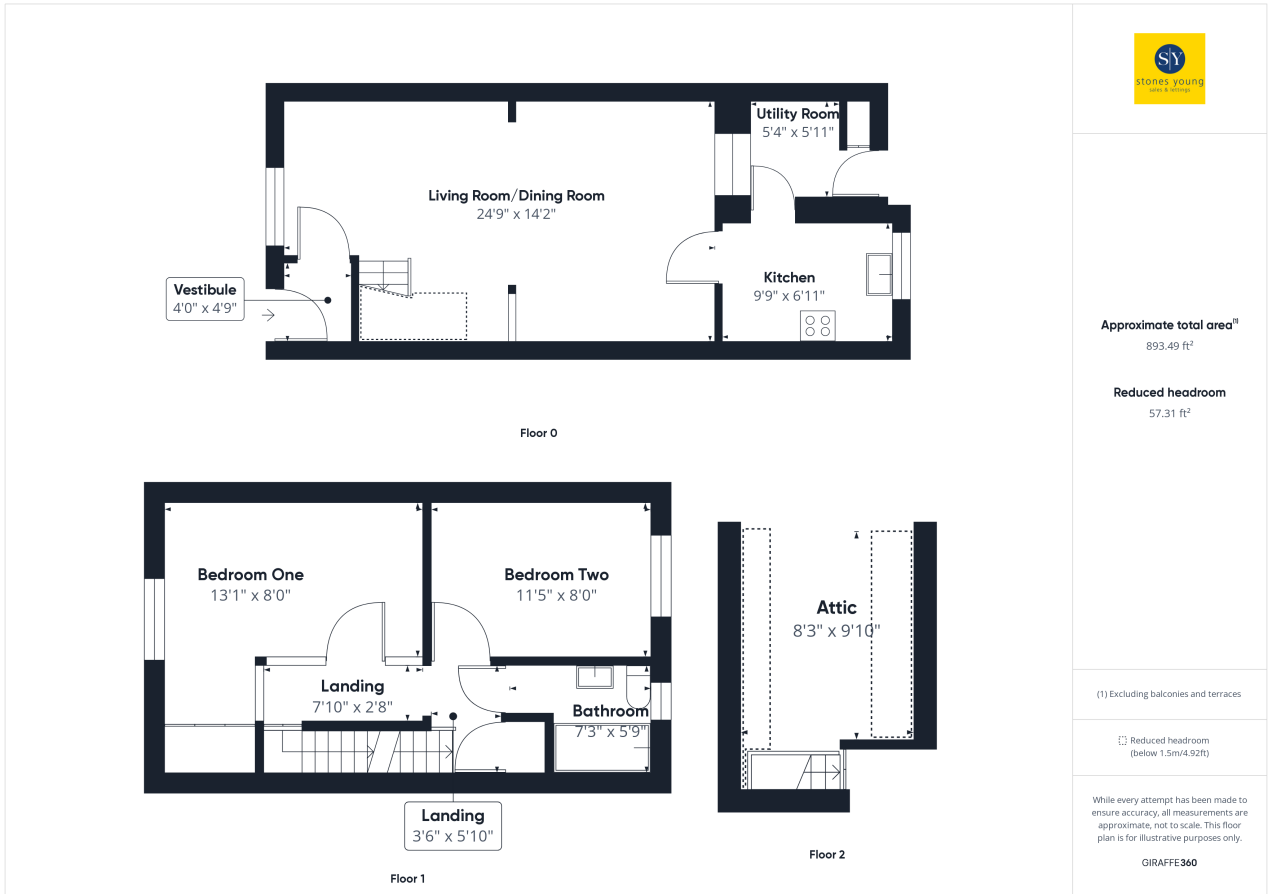
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8' 03" x 9' 10" (2.51m x 3.00m)

Carpet flooring.



FLOORPLAN & EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.