

Joseph Street, Darwen, Lancashire. BB3 3HT

£89,950 Leasehold

FOR SALE



stones young  
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## PROPERTY DESCRIPTION

**\*PERFECT PROPERTY FOR FIRST TIME BUYERS OR INVESTORS!\*** Set in this popular residential location, just a short walk from Darwen Town Centre stands this well appointed mid terraced property boasting a good sized lounge, spacious kitchen diner and two double bedrooms. The property is ready to move straight into.

Upon entering this property you are greeted by the spacious first reception room which has been professionally decorated to a high standard with plenty of space for furniture. The kitchen diner benefits from ample storage in the form of many wall and base units, with contrasting work surfaces and plenty of space for a dining table. On the first floor, you'll find the spacious master bedroom at the front of the property, bedroom two which is a good size and the three piece family bathroom. The property is warmed through gas central heating and double glazing throughout.

Darwen is a popular residential location due to the excellent amenities available close by. On street parking is fully available directly to the front of the property and to the rear there is an enclosed yard.

## FEATURES

- Potential Rent of £600pcm
- Excellent First Time Buy
- Enclosed Yard To Rear
- Two Double Bedrooms
- Leasehold
- Council Tax Band A
- Not on a Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

13' 11" x 13' 10" (4.24m x 4.22m)

Carpet flooring, wooden double glazed sash window, panel radiator, TV point

#### Kitchen/Diner

13' 11" x 10' 10" (4.24m x 3.30m)

Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, electric oven, gas hob, space for washing machine, combi boiler, panel radiator

### First Floor

#### Landing

Carpet flooring

#### Bedroom 1

13' 11" x 13' 11" (4.24m x 4.24m)

Carpet flooring, built in storage, wooden sash double glazed window, panel radiator

#### Bedroom 2

09' 00" x 07' 11" (2.74m x 2.41m)

Carpet flooring, uPVC double glazed window, panel radiator

#### Bathroom

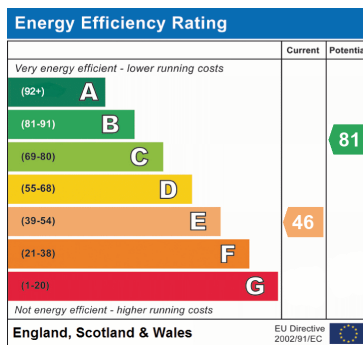
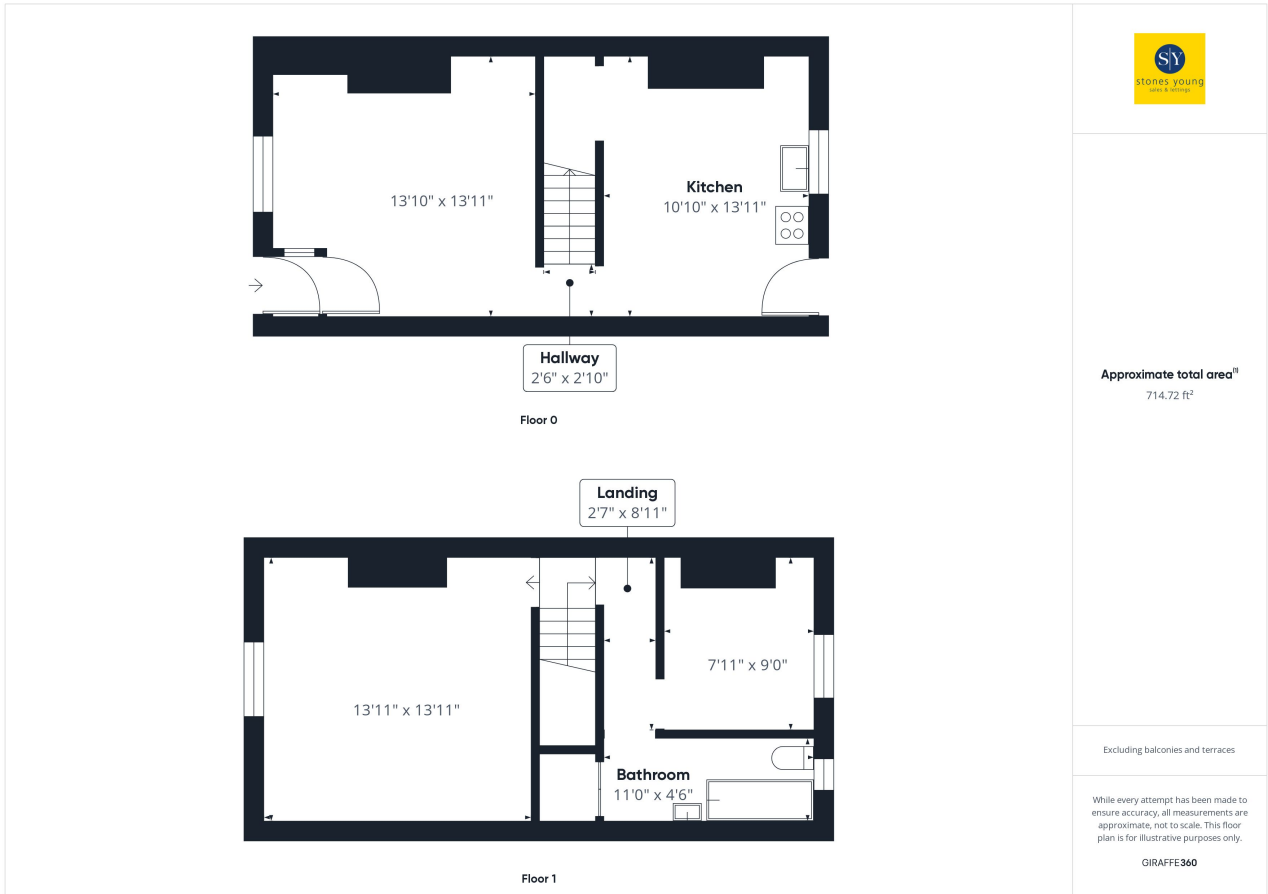
11' 00" x 04' 06" (3.35m x 1.37m)

Three piece suite in white, electric shower over bath, WC, sink, lino flooring, panel radiator, storage cupboard, wooden double glazed frosted window





# 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.