



## 2 bed terraced house to buy in

Gillibrand Street, Darwen, Lancashire, BB3 1EZ

**£80,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two spacious double bedrooms
- ✓ Separate reception rooms
- ✓ Master bedroom with built-in wardrobes
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We are delighted to present this charming two-bedroom terraced house, available for sale in a well-connected area with excellent public transport links. Presented in good condition, this property is ideal for first-time buyers or investors seeking a comfortable and welcoming home.

The interior features two separate reception rooms, both with large windows that allow plenty of natural light. The first reception room offers a pleasant view of the garden, providing a perfect space for relaxation or entertaining guests. The property also boasts a garden front, adding to its attractive kerb appeal and providing a serene environment right at your doorstep.

A modern family bathroom ensures convenience for everyday living. The well-appointed kitchen benefits from both wall and base units, giving ample storage and workspace for cooking and meal preparation.

There are two spacious double bedrooms. The master bedroom includes built-in wardrobes, offering plentiful storage and keeping living spaces uncluttered. The second double bedroom also features built-in wardrobes, making it well-suited to families or professionals seeking extra space.

With its combination of practical features, generous living accommodation, and desirable location, this home is a superb opportunity not to be missed. Whether you are stepping onto the property ladder or searching for a lucrative investment, this terraced house caters to a variety of needs. Early viewing is highly recommended to appreciate all that this delightful home has to offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 863

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

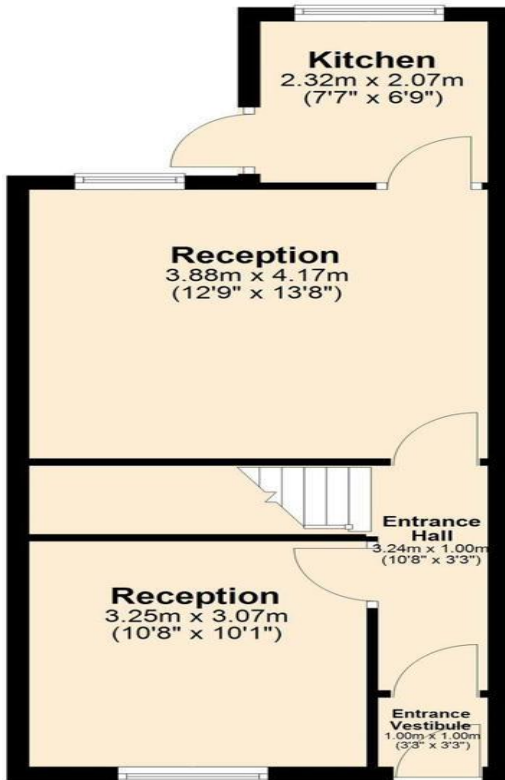
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

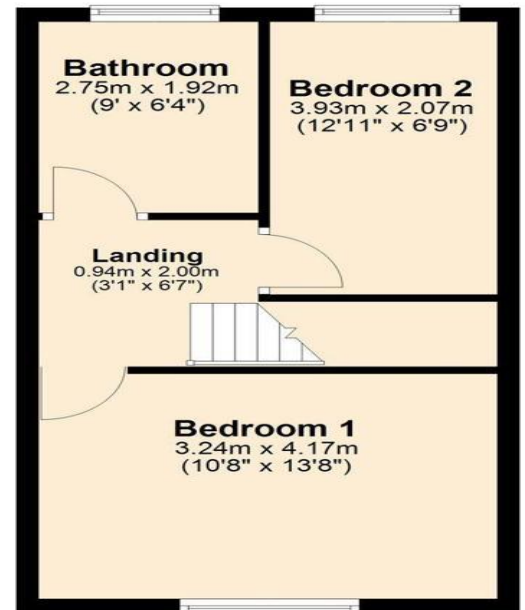
## Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.8 sq. feet)



Total area: approx. 72.9 sq. metres (785.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Gillibrand Street, Darwen, Lancashire, BB3 1EZ

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
**[www.partneragents.co.uk](http://www.partneragents.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

