



Lynwood Avenue, Darwen

Offers Over £130,000 Leasehold

A lovely two-bedroom mid-terrace home, beautifully presented and neutrally decorated throughout. Offering a modern fitted kitchen, spacious lounge, separate dining room, two generous bedrooms, family bathroom and useful outbuilding. No onward chain. An ideal ready-to-move-into home.

Four Piece Bathroom Suite | Modern Fitted Kitchen | No Onward Chain | Rear Courtyard | Lovely Two-Bedroom Home | Mid-Terrace Property | Beautifully Presented Throughout | Modern Neutral Décor | Separate Dining Room & Lounge | Two Generous Bedrooms | Useful Outbuilding | Additional WC & Storage |

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A Lovely Two-Bedroom Home – Well Presented & No Onward Chain

Welcome to this lovely two-bedroom mid-terrace home, which is beautifully presented throughout and ready for its new owners to simply move in and enjoy. Neutrally decorated and thoughtfully maintained, the property has a warm, modern feel and offers comfortable and practical living space.

The ground floor has a welcoming entrance hall leading into a bright and spacious lounge, providing a lovely place to relax. There is also a separate dining room, perfect for family meals or entertaining, along with a modern fitted kitchen to the rear.

Upstairs, there are two generous bedrooms, both offering good proportions, together with a modern family bathroom. The neutral décor throughout creates a light and calming feel, while allowing the next owner to easily add their own personal touches.

Outside, the property also benefits from a useful outbuilding with WC and separate store, providing excellent additional space for storage, hobbies or working from home.

The property is offered for sale with no onward chain, making it an attractive option for buyers looking for a straightforward move.

With its modern presentation, spacious accommodation and welcoming feel, this is a home that is sure to appeal to first-time buyers, couples and investors alike.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

Council Tax Band: A (Blackburn & Darwen Council)

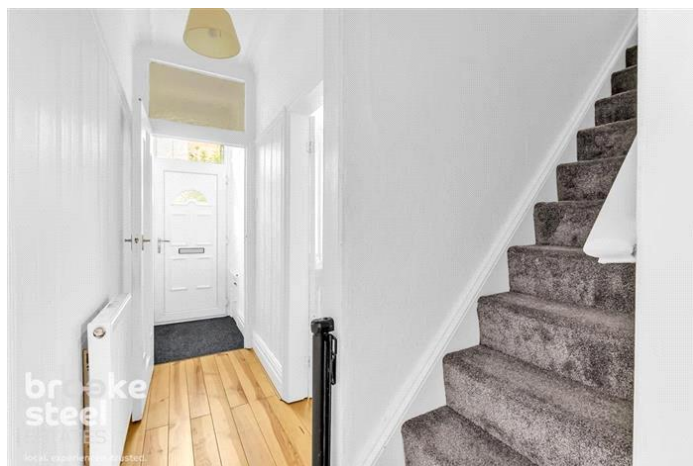
Tenure: Leasehold

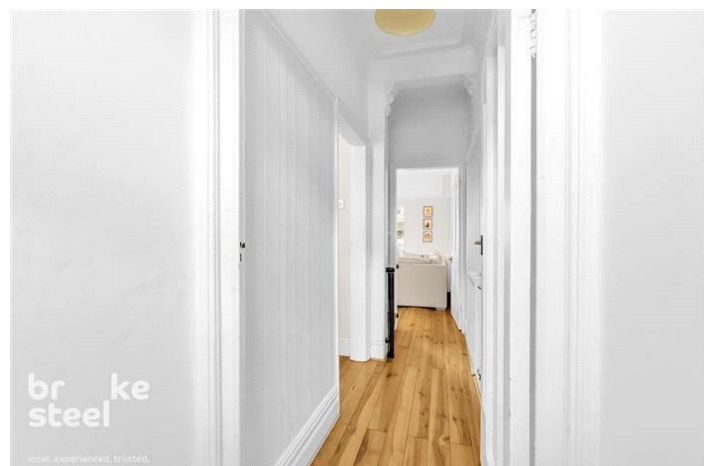
Electricity supply: Mains

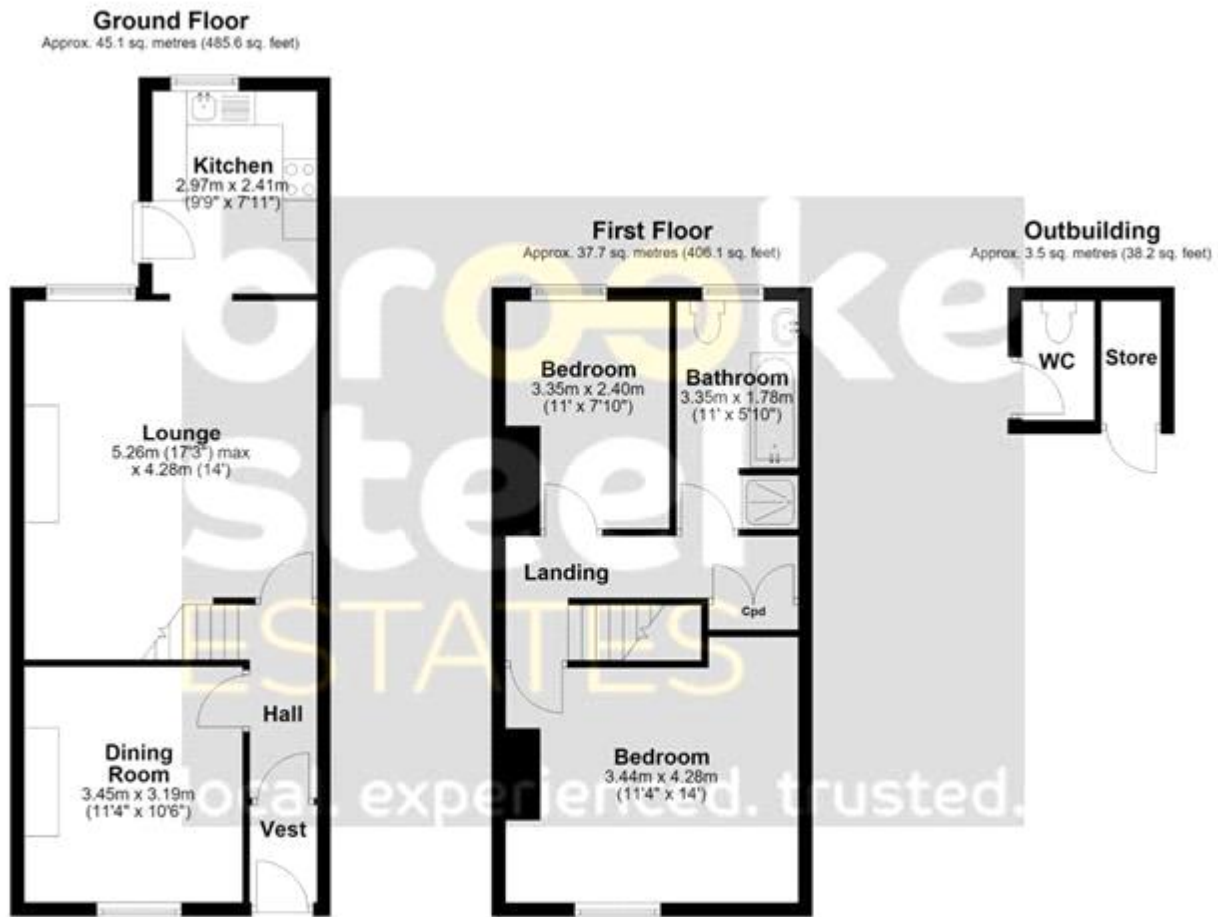
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains







Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.