



## 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

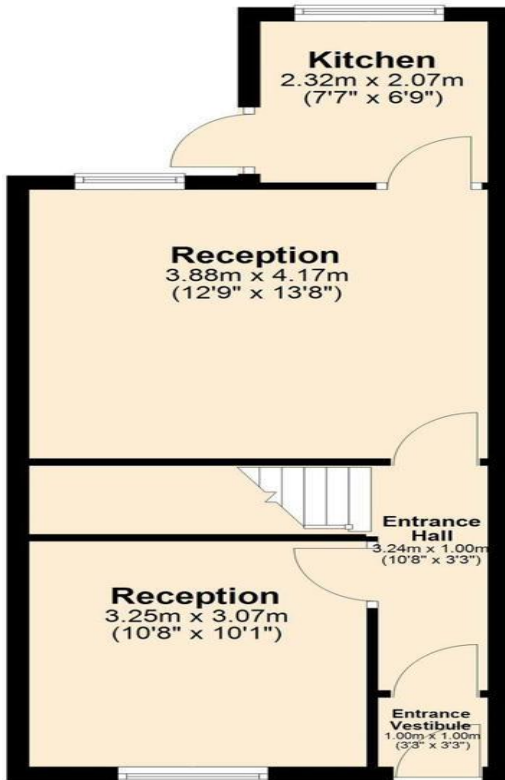
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

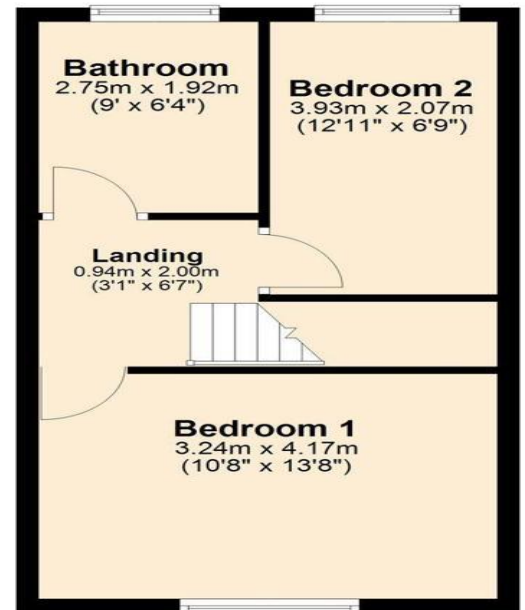
## Ground Floor

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	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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