

Hollins Grove Street, Darwen, BB3 1HG

£700

Council Tax Band: A



This two-bedroom property in Darwen, BB3, offers well-planned living space and is ideally suited for couples, small families, or professionals looking for a conveniently located home.

The ground floor comprises a spacious lounge at the front of the property, providing a comfortable area for relaxing or entertaining. To the rear, the kitchen is fitted with ample storage and workspace, with room for dining and direct access to the outside yard.

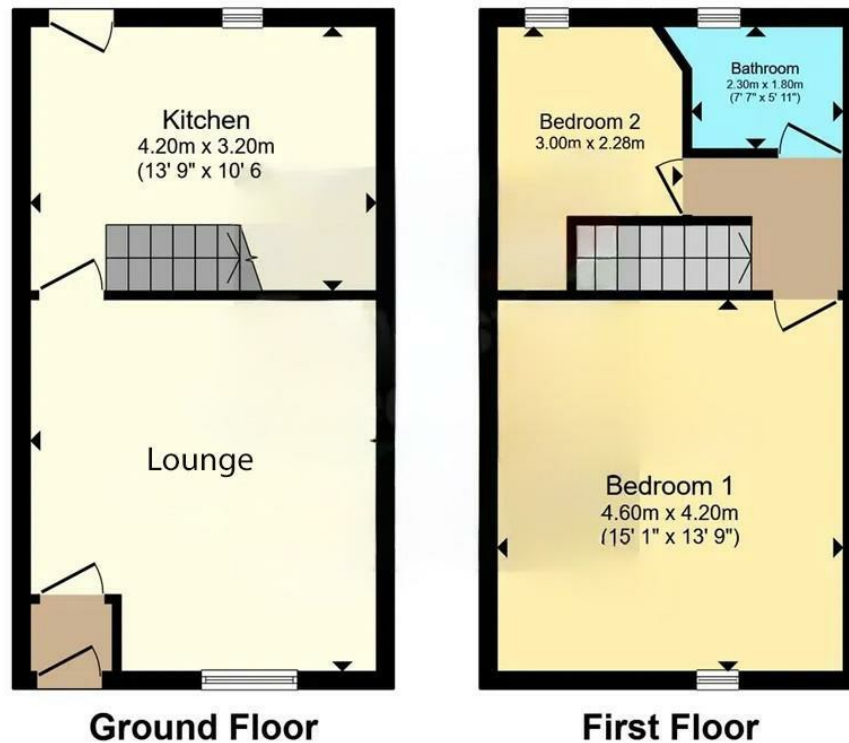
Upstairs, there are two bedrooms. The main bedroom sits to the front and provides a generous space, while the second bedroom is located to the rear and can be used as a bedroom, guest room, or study. Completing the layout is the bathroom, situated just off the landing.

Externally, the property benefits from a rear yard, offering low-maintenance outdoor space, and on-street parking is available to the front.

Located in a popular residential area of Darwen, the property is within easy reach of local shops, schools, and transport links, including road and rail connections for commuting to nearby towns and cities.

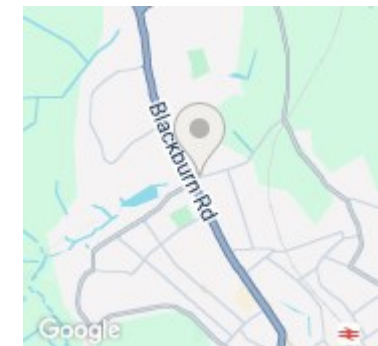


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Total floor area 65.4 m<sup>2</sup> (704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	