



**£240,000 Freehold**



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**AINSWORTH LORD  
ESTATES**





**Eccleshill Cottages, Darwen, Lancashire**

**£240,000 Freehold**

STUNNING 2 BED  
COTTAGE\*\*\*SPACIOUS  
LIVING ROOM\*\*\*AMAZING  
STONE WALL  
FEATURE\*\*\*PERFECT FOR  
FIRST TIME  
BUYERS\*\*\*KITCHEN FULL OF  
STORAGE\*\*\*COSY  
FEEL\*\*\*CLOSE TO  
DARWEN\*\*\*VIEWINGS



# VITAL\*\*\*ON ROAD PARKING\*\*\*

Ainsworth Lord Estates our proud to present this stunning 2 bed end terrace cottage at Eccleshill, perfectly situated on the edge of some of Lancashire's most beautiful countryside.

On entrance to this beautiful cottage you have a large front garden well maintained and a vestibule perfect for coats and shoes.

When you walk in you are greeted by a stunning large living room with original wooden beams with a beautiful fireplace with a fully operational multi stove burner.

Now to the kitchen that all continues keeping this warm cottage feel. Filled with lots of storage space and an integrated oven and 4 burner hob.

Landings feature leading off to 2 bedrooms and bathroom.

Main bedroom is very spacious again with the beautiful original beams, plenty of space for a queen bed built in wardrobes and a dresser.

Bathroom is tiled from floor to half way up the wall, has a towel radiator, W/C, sink with mirror above and walk in shower and a separate large bath.

Second bedroom cosy size finished with wooden details and white walls.

PLEASE LOOK AT THE PHOTOGRAPHS AS THIS PROPERTY COMES WITH A PLOT OF LAND AT THE SIDE OF THE ROW OUTLINED IN THE PHOTOS.

Done miss out on this beauty! make sure you get booked in to view.

STUNNING PROPERTY CALL THE OFFICE NOW.

ALL VIEWINGS ARE TO BE ARRANGED THROUGH AINSWORTH LORD ESTATES AND ARE STRICTLY BY APPOINTMENT ONLY. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

NOTE TO BUYERS....



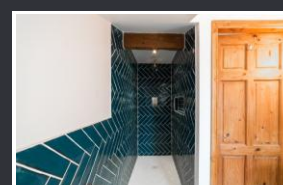
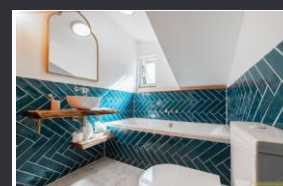
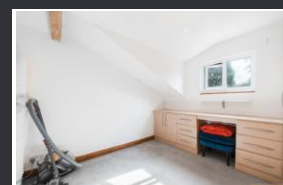
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total area: approx. 70.0 sq. metres (753.1 sq. feet)

\*Illustrative purpose only\*  
Plan produced using PlanUp.



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