



## 32 OLIVE LANE DARWEN, BB3 0ET

**£95,000  
FREEHOLD**

Nestled on the charming Olive Lane in Darwen, this delightful Edwardian mid-terrace house presents an excellent opportunity for first-time buyers seeking a modern yet characterful home. Spanning a comfortable 60 square feet, the property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are welcomed into a generous family lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the large dining kitchen, which offers ample room for family meals and gatherings. This modern kitchen is equipped to meet the needs of contemporary living while retaining a warm and inviting atmosphere.

The property features two spacious bedrooms, providing comfortable retreats for rest and relaxation. The family bathroom is conveniently located, ensuring ease of access for all residents.

**AINSWORTH LORD  
ESTATES**



Total area: approx. 76.2 sq. metres (820.2 sq. feet)



Google

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Darwen Office Sales  
49 Market Street  
Darwen  
Lancashire  
BB3 1PS

01254 760660  
Darwen@AinsworthLordEstates.com  
www.ainsworthlordestates.com

**AINSWORTH LORD  
ESTATES**