



Claves.



30 Delphinium Way

Lower Darwen, BB3 0SX

EARLY VIEWING RECOMMENDED AT THIS REALISTIC ASKING PRICE!

A modern detached house situated in a quiet cul de sac position on the popular residential development in Lower Darwen. Conveniently placed for the M65 motorway network, both Blackburn and Darwen retail and industrial parks and walking distance to St James C of E primary school. The current owners have updated the property to include Pvc new windows and doors in 2017, new internal doors in 2019, upgraded shower room and fitted bedroom furniture to the main bedroom to name a few!

Accommodation briefly comprises of Entrance Porch, Two piece Cloakroom, Lounge, Dining Kitchen, First Floor - Three Bedrooms, impressive Three Piece Shower Room. Outside there are easy to maintain gardens to the front and rear with a driveway leading to a garage accessed by a remote controlled electric shutter door. FOR FURTHER DETAILS OR TO ARRANGE A VIEWING PLEASE CONTACT OUR OFFICE.

£167,500

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- EARLY VIEWING RECOMMENDED AT THIS REALISTIC ASKING PRICE!
- Upgraded Windows, Doors (External & Internal)
- Lounge, Dining Kitchen
- Convenient Location With School, Motorway Network and Amenities Nearby
- Modern Detached House
- Upgraded Shower Room, Main Bedroom Fitted Furniture
- Three Bedrooms
- Cul De Sac Position On Popular Development
- Entrance Porch, Two Piece Cloaks
- Gardens Front & Rear, Garage

Entrance Porch

Two Piece Cloakroom

Lounge

15'7" x 14'5" (4.75m x 4.39m)

Dining Kitchen

14'5" x 8'3" (4.39m x 2.51m)

First Floor - Landing

Bedroom One

13'9" x 8'4" (4.19m x 2.54m)

Bedroom Two

10'1" x 8'1" (3.07m x 2.46m)

Bedroom Three

7'2" x 5'10" (2.18m x 1.78m)

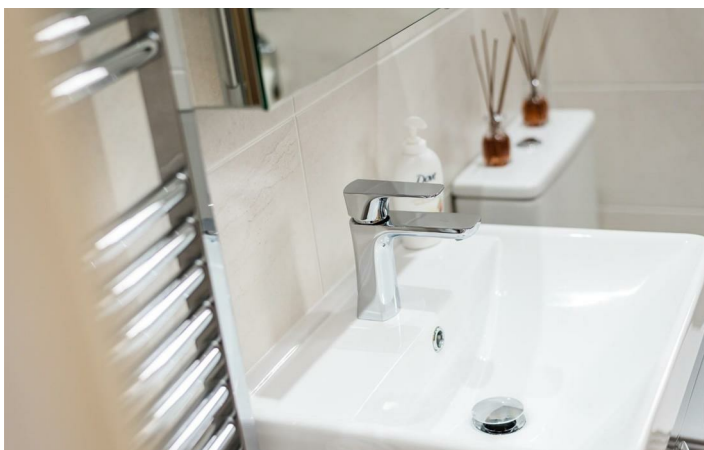
Impressive Three Piece Shower Room

Outside

Garage



t. 01204 929940



Delphinium Way

Total Approx. Floor Area 900 Sq.ft. (83.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Garage

Approx. Floor Area 144 Sq.Ft (13.4 Sq.M.)

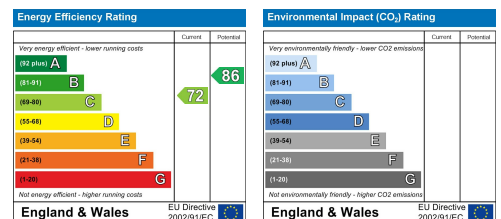
Ground Floor

Approx. Floor Area 388 Sq.Ft (36.0 Sq.M.)

First Floor

Approx. Floor Area 367 Sq.Ft (34.1 Sq.M.)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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