



## Tower View

Darwen, BB3 3GZ

£199,950



This trendy semi-detached property within the attractive new build development of Tower View is a great family home in a convenient location near countryside on the outskirts of Darwen. A brief overview of the property includes three bedrooms, family bathroom, lounge, open plan kitchen/dining/family room with glass bifold doors, and a downstairs WC, and externally the property benefits from a substantial garden and private drive.



## Location

Tower View is situated in Darwen, Lancashire, close to good local schools, amenities, and transport links, and provides something for all lifestyles, whatever your needs.

Darwen is a friendly town in the centre of the county with a variety of restaurants, cafes and bars in the town centre offering all types of foods and entertainment. Darwen has many primary and secondary schools and the town's further educational needs are provided by a selection of colleges and universities within easy commuting distance, offering a wide range of further education.

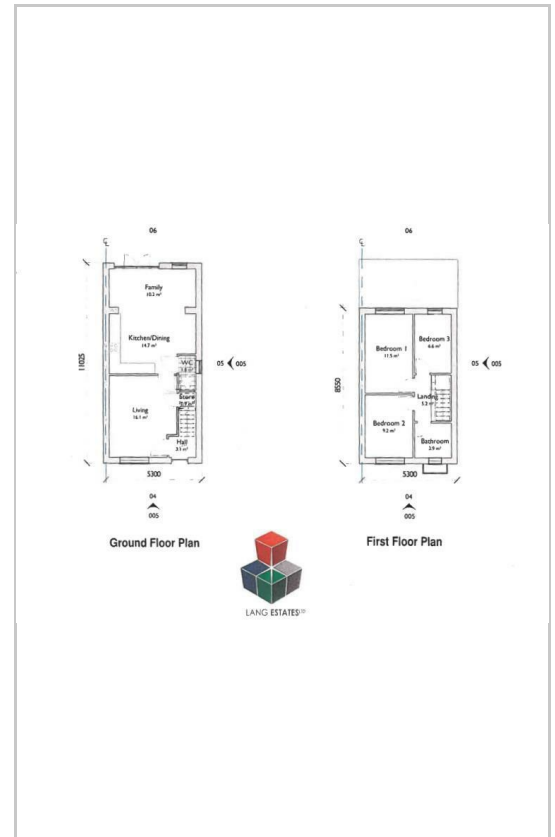
Tower View is only 40 minute drive to Manchester Airport via the A666 and M60, and an hour to Liverpool John Lennon Airport, both are within easy reach for national and international flights. The M65 Motorway is only 10 minutes away providing excellent road networks to the Motorways north and south of the country, providing easy access to the major towns and cities close by.

The A666 road follows the valley through the town centre as part of its route from the Ribble Valley, north of Blackburn, to Bolton and Salford. Darwen's bus terminal hosts buses to Blackburn, Bolton, Clitheroe and surrounding local areas. The town's train station also boasts regular commutes between Clitheroe and Manchester, via Bolton providing excellent access to the country's main rail network.

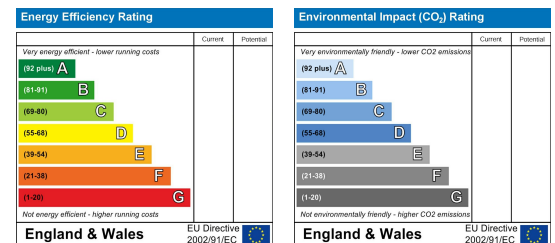
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

## Claves.

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