



Farfield Drive

Lower Darwen, BB3 0RJ

Looking to move into a Detached Bungalow which is well presented throughout both internally and externally? Look no Further! An immaculately presented Detached True Bungalow situated in a popular and convenient location in Lower Darwen. Local amenities and the motorway network are on your doorstep with an open field to the rear and elevated views to the front. The property has been tastefully updated throughout and has the benefit of easy to maintain gardens including a southwest rear garden with summerhouse and additional composite decked side patio area.

Accommodation briefly comprises of a spacious Entrance Porch, 'L' Shaped Lounge with open plan Dining Area, Impressive recently fitted Kitchen, Inner Hall, Two fully fitted Bedrooms (one with ensuite two piece Shower room) Three piece Bathroom. Garage with utility facilities.

As well as the Bungalow being ready to walk into and the gardens being easy to maintain, it also benefits from solar panels and a high spec central heating system making it highly efficient to run. Rarely do Bungalows of this quality come to the market so early viewing is highly recommended!

£185,000

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- Immaculately Presented Detached True Bungalow
- Spacious Entrance Porch / Study
- Inner Hall, Two Fully Fitted Bedrooms (One With Two Pce Ensuite)ro
- Ready To Walk Into Must Be Viewed!
- Recently Landscaped Easy To Maintain Gardens (Rear Southwest Facing)
- 'L' Shaped Lounge With Open Plan Dining Area
- Modern Three Piece Bathroom
- Convenient Location With Elevated Views And Easy Motorway Access
- Impressive Recently Fitted Modern Kitchen
- GCH, Pvc Double Glazed, Solar Panels

Spacious Entrance Porch

7'6" x 6'8" (2.29m x 2.03m)

'L' Shaped Lounge

16' x 11' (4.88m x 3.35m)

Open Plan Dining Area

9'2" x 7'4" (2.79m x 2.24m)

Impressive Kitchen

8'8" x 8'1" (2.64m x 2.46m)

Inner Hall

Bedroom One

13'2" x 10'2" (4.01m x 3.10m)

Two Piece Ensuite Shower Room

Bedroom Two

10' x 10' (max) 7'8" (min) (3.05m x 3.05m (max) 2.34m (min))

Three piece Bathroom

Outside

Garage



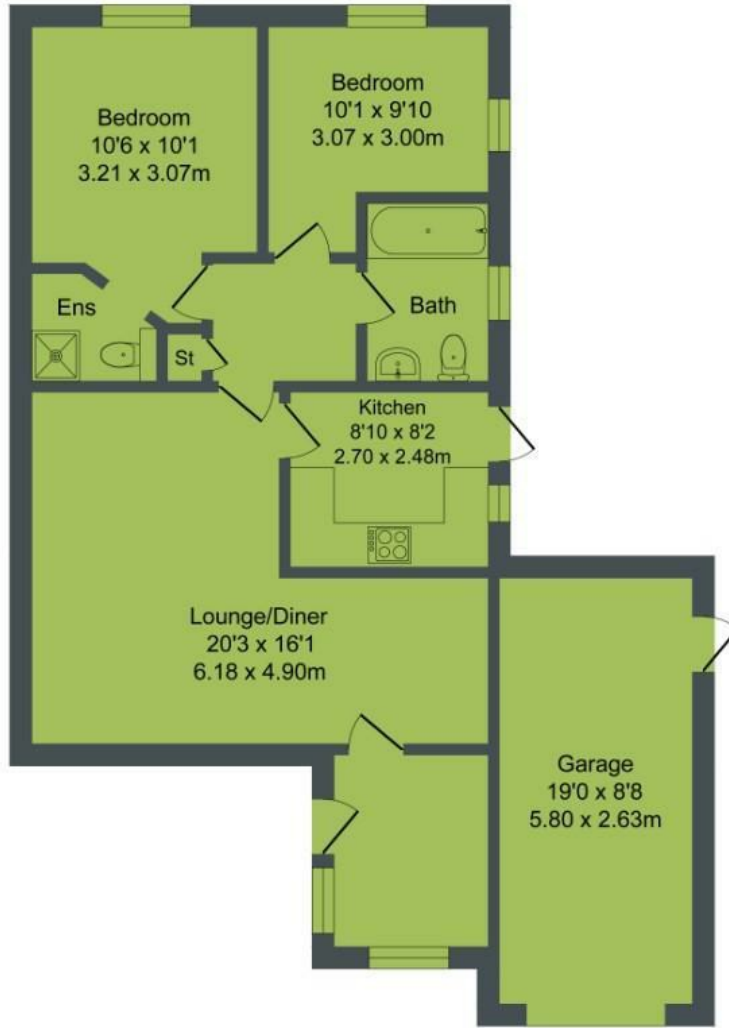
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Total Approx. Floor Area 888 Sq.ft. (82.5 Sq.M.)

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



Approx. Floor Area 888 Sq.Ft (82.5 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.

Energy Efficiency Rating		Current	Potential		
(92 plus) A	(81-91) B	81	84		
(69-80) C	(55-68) D				
(39-54) E	(21-38) F				
(1-20) G					
Not energy efficient - higher running costs					
EU Directive 2002/91/EC					
England & Wales					

Environmental Impact (CO ₂) Rating		Current	Potential
(92 plus) A	(81-91) B		
(69-80) C	(55-68) D		
(39-54) E	(21-38) F		
(1-20) G			
Not environmentally friendly - lower CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Claves.

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