



Claves.



## Salisbury Road

Darwen, BB3 1HZ

£240,000



This premium new development in the sought after area of Sunnyhurst in Darwen provides a fantastic opportunity for those looking for a high quality new build home on a small development of only 10 properties.

The property benefits from underfloor heating throughout, as well as solar panels and an air source heat pump, all of which increase the property's energy efficiency.

Plot 2 is a generous and stylish semi-detached property situated over three storeys, and is ideal for first time buyers, a growing family or couple.

A brief overview of the accommodation includes three bedrooms with a dressing room and en-suite to the master, family bathroom, and an open plan living space comprising kitchen, dining and lounge, WC/cloak, and externally the property benefits from gardens to both the front and rear, and a private drive.

Availability estimated from July 2024.



## A Sought After & Well Connected Location

The development is situated on Salisbury Road in the lovely residential area of Sunnyhurst, Darwen, with plenty of amenities, transport links and good schooling options nearby.

Sunnyhurst Woods is just a short stroll from this location, providing a selection of scenic walks, and further access onto the moors and to Darwen tower.

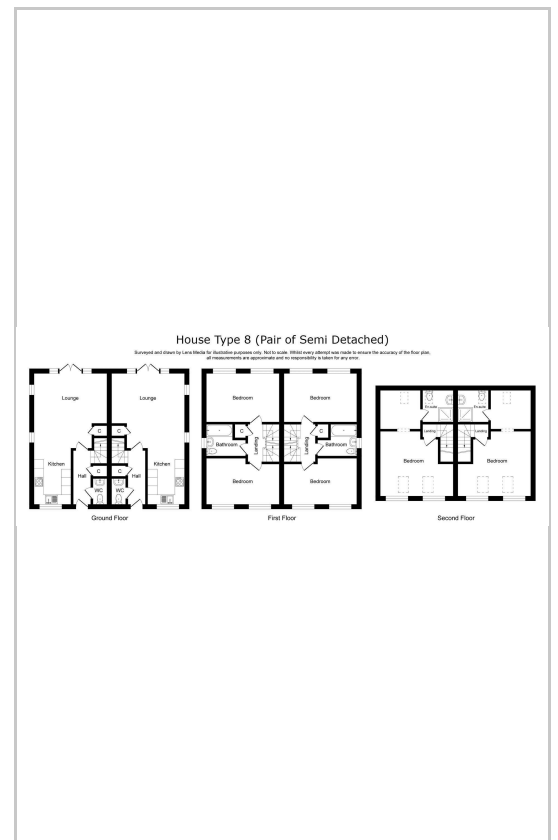
The A666 is just a minute or so in the car and makes it a very well connected location, with easy access to amenities in Darwen and the neighbouring larger town of Blackburn. Amenities include large supermarkets, independent shops, restaurants bars, and retail parks.

Junction 4 of the M65 is within a five minute drive, affording quick access to the national motorway network, while Darwen train station (again just five minutes in the car), provides direct routes into Manchester and beyond.

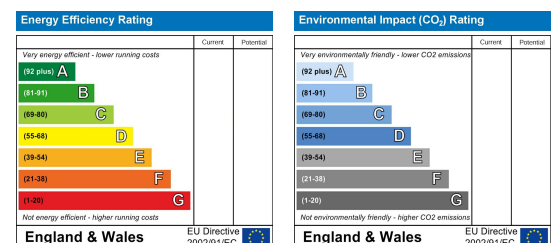
## Area Map



## 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.

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