



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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		

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.

The Mews, Darwen, BB3 2HD

Offers In The Region Of £189,950

AN OUTSTANDING END MEWS PROPERTY

Offering an abundance of indoor and outdoor space and having been beautifully presented throughout, this immaculate three bedroom end mews property is being proudly welcomed to the market in the desirable location of Darwen. Not overlooked, this property boasts stunning views, beautiful gardens, modern fitted kitchen and enviable oak doors throughout and is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Bolton and major motorway links. With a double driveway, stunning wrap around gardens, three double bedrooms and neutral decoration, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room leads on to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units and guides you out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed, low maintenance garden to the rear with paving and stone chipped areas. To the front there is a double driveway with bedded areas.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

The Mews, Darwen, BB3 2HD

Offers In The Region Of £189,950

 3  1  1  C

- Tenure Freehold
 - Off Road Parking With Double Driveway
 - Not Overlooked With Stunning Views
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Abundance Of Indoor And Outdoor Space
 - Sought After Location
- EPC Rating C
 - Ideal Family Home Ready To Move Into
 - Easy Access To Major Network Links

Ground Floor

Double drive and bedding areas.

Entrance

UPVC double glazed frosted door to porch

Porch

4'10 x 2'4 (1.47m x 0.71m)

Meter cupboard and oak door to reception room.

Reception Room

18' x 11'5 (5.49m x 3.48m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire with granite effect hearth and surround, two feature wall lights, television point, under stairs storage and oak door to kitchen/dining area.

Kitchen/Dining Area

18' x 9'2 (5.49m x 2.79m)

UPVC double glazed window, central heating radiator, range of grey matte wall and base units, granite effect surface, tiled splash back, composite sink and drainer with high spout mixer tap, integrated electric oven with five ring gas hob, extractor hood, space for fridge freezer, washing machine and dish washer and dryer, integrated boiler, under unit spotlights, cornice coving, breakfast bar, tiled effect vinyl flooring and UPVC double glazed door to rear.

First Floor

Landing

9'1 x 6'4 (2.77m x 1.93m)

Smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

11'5 x 9'10 (3.48m x 3.00m)

UPVC double glazed window, central heating radiator, coving and dado rail.

Bedroom Two

9'4 x 8'8 (2.84m x 2.64m)

UPVC double glazed window, central heating radiator, coving, ceiling fan and wood effect laminate flooring.

Bedroom Three

9'4 x 9' (2.84m x 2.74m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bathroom

8' x 7'9 (2.44m x 2.36m)

UPVC double glazed frosted window, central heating towel rail, panel bath, overhead direct feed shower, pedestal wash basin, dual flush WC, tiled elevation, spotlights, integrated linen cupboard and tiled floor.

External

Rear

Stone chipped garden with paving.

Front

Tel: 01254916276



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