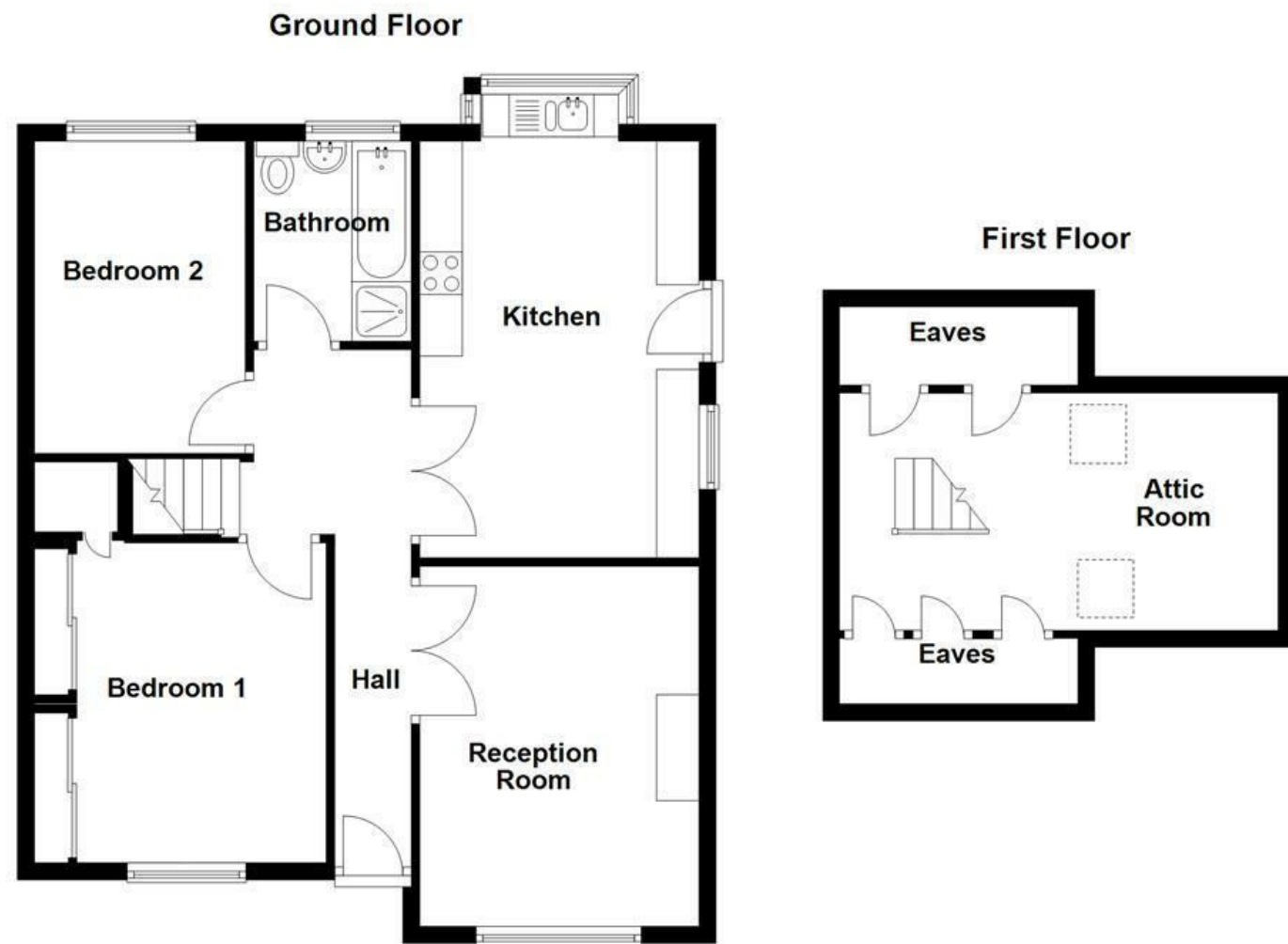




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Windermere Drive, Darwen, BB3 3BQ

£260,000

TWO BEDROOM SEMI-DETACHED BUNGALOW

Nestled on the charming Windermere Drive in Darwen, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and versatile living space. The property boasts two generously sized bedrooms, with the main bedroom featuring integrated wardrobes that provide ample storage and a touch of elegance.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-laid-out kitchen is designed for practicality and ease, making it a joy to prepare meals and gather with family and friends.

An added bonus of this property is the attic room located upstairs, which can serve as a useful storage area or be transformed into an additional bedroom for guests, enhancing the home's versatility.

Outside, the property features a rear enclosed garden, ideal for enjoying the fresh air in privacy, while off-road parking and garage, ensures convenience for you and your visitors.

This semi-detached bungalow is a wonderful blend of comfort and functionality, making it an ideal choice for families, couples, or anyone looking to enjoy a peaceful lifestyle in Darwen. Don't miss the chance to make this charming property your new home.

Windermere Drive, Darwen, BB3 3BQ

£260,000

 **2**  **1**  **1**  **C**

- Semi Detached Bungalow
- One Reception Room
- Off Road Parking And Garage
- EPC Rating: C
- Two Bedrooms And Attic Room
- Four Piece Bathroom
- Tenure: Freehold
- Spacious Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Hall

19'2 x 6'1 (5.84m x 1.85m)
UPVC double glazed frosted entrance door, central heating radiator, feature wall light, stairs to first floor, double doors to reception room and kitchen and doors to two bedrooms and bathroom.

Reception Room

13'1 x 10'10 (3.99m x 3.30m)
UPVC double glazed window, central heating radiator, two feature wall lights and open fire with stone hearth and mantle.

Kitchen

16'1 x 10'10 (4.90m x 3.30m)
UPVC double glazed box window, UPVC double glazed window, central heating radiator, spotlights, wall and base units, laminate worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven in high rise unit, four burner gas hob, integrated extractor hood, plumbing for washing machine, space for fridge freezer, space for under counter fridge, boiler, tile effect flooring and UPVC double glazed frosted door to side.

Bedroom One

12'4 x 11'3 (3.76m x 3.43m)
UPVC double glazed window, central heating radiator, under stairs storage and fitted wardrobes.

Bedroom Two

12'1 x 8'6 (3.68m x 2.59m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

7'9 x 5'11 (2.36m x 1.80m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, direct feed shower in enclosure, tiled elevation and tile effect flooring.

Second Floor

Attic Room

17'3 x 9'2 (5.26m x 2.79m)
Two Velux windows, central heating radiator and eaves storage.

External

Front

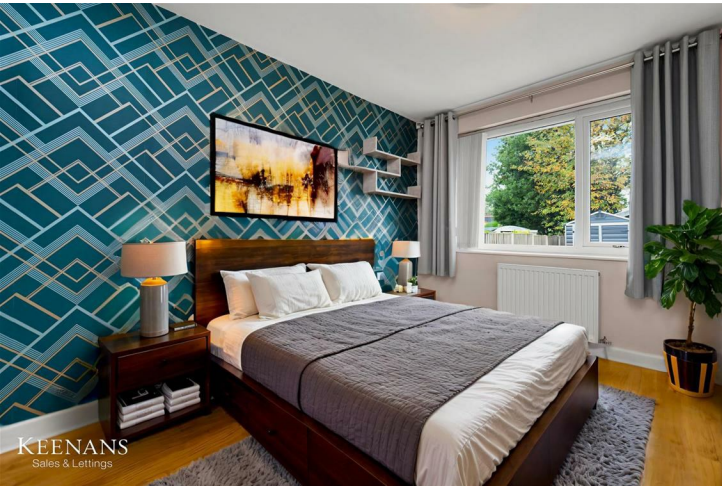
Laid to lawn garden, bedding areas and paved drive leading to garage.

Garage

21'9 x 11'10 (6.63m x 3.61m)
Electric up and over door and two UPVC double glazed windows and UPVC double glazed door to side.

Rear

Enclosed laid to lawn garden, bedding areas, paving and two storage sheds.



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