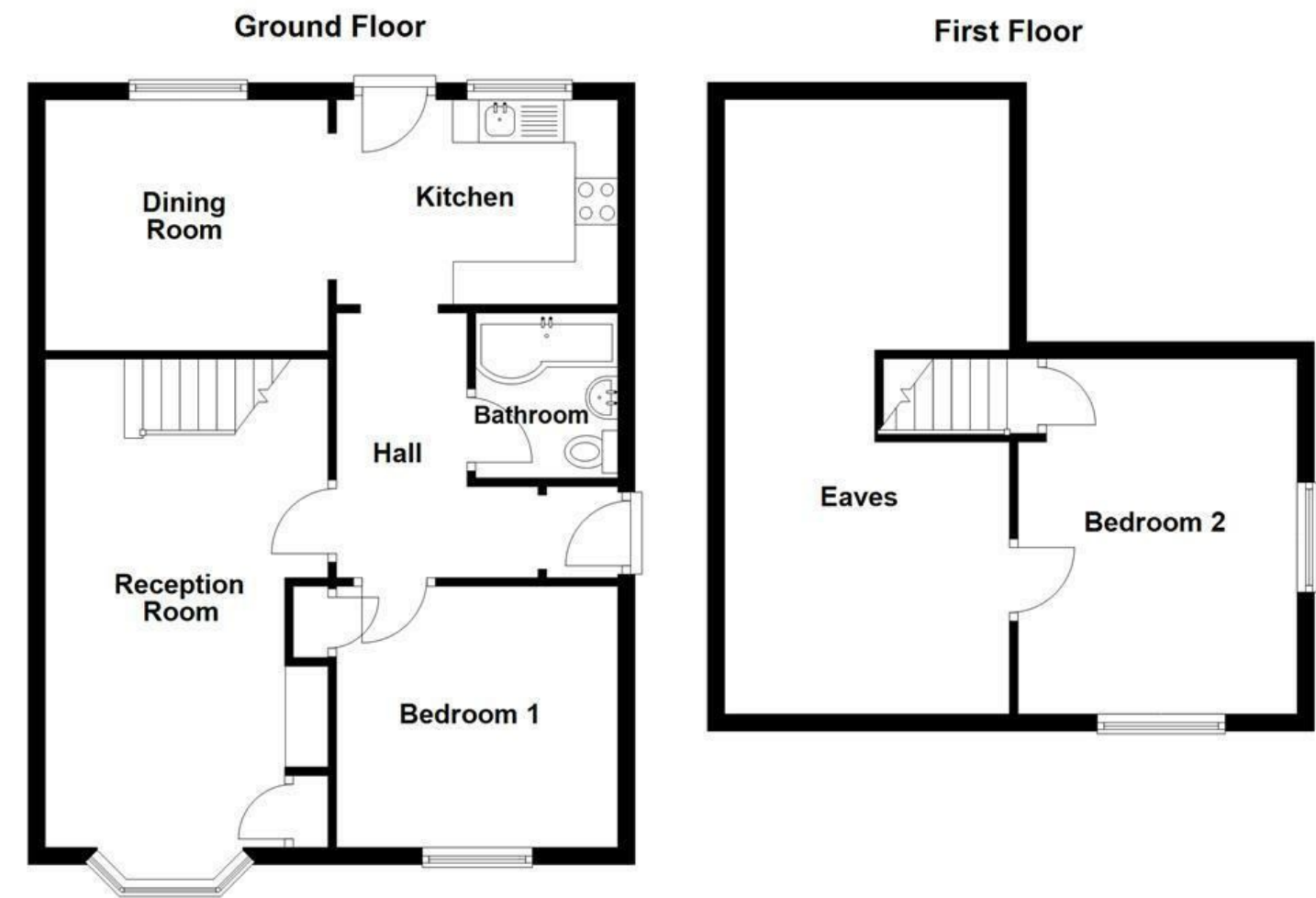




Kingsway, Darwen, BB3 0RF

£220,000

THE PERFECT FULLY UPDATED HOME

Nestled in the sought-after area of Lower Darwen, this exquisite semi-detached dormer bungalow is a true gem, now proudly available on the market. This property has been meticulously updated and is presented to the highest standard, showcasing immaculate interiors that blend modern fixtures with stylish design.

Ideal for small families or couples, this home offers a seamless move-in experience, allowing you to settle in without the need for any immediate renovations. The open-plan kitchen diner is a delightful space, perfect for entertaining or enjoying family meals, while the spacious living area provides a comfortable retreat for relaxation.

The bungalow features two generously sized double bedrooms, ensuring ample space for rest and privacy. Outside, the property boasts beautifully maintained gardens, providing a tranquil outdoor space for leisure and enjoyment. Additionally, the ample off-road parking is a significant advantage, making it convenient for residents and guests alike.

This property is not just a house; it is a home that combines modern living with a welcoming atmosphere. With its stylish finish and thoughtful layout, it is sure to appeal to those seeking comfort and convenience in a desirable location. Do not miss the opportunity to make this stunning bungalow your new home.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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2 1 2 D

- Fully Renovated Semi Detached Dormer Bungalow
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating D
- Two Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band B

Ground Floor

Entrance Vestibule

3'6 x 2'9 (1.07m x 0.84m)

Composite double glazed frosted front door, wood effect laminate flooring and open to hall.

Hall

10'5 x 7'11 (3.18m x 2.41m)

Central heating radiator, spotlights, integrated storage, wood effect laminate flooring, oak doors leading to reception room, kitchen, bedroom one and bathroom.

Reception Room

18'11 x 10'11 (5.77m x 3.33m)

UPVC double glazed inset bay window, central heating radiator, spotlights, media wall with television point and living flame electric fire, integrated alcove storage and shelving and stairs to first floor.

Kitchen

10'10 x 7'10 (3.30m x 2.39m)

UPVC double glazed window, range of panelled wall and base units with solid wood work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated double oven, four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, space for dryer, spotlights, wood effect laminate flooring, open to dining room and UPVC double glazed frosted door to rear.

Bedroom One

10'10 x 10'0 (3.30m x 3.05m)

UPVC double glazed window, central heating radiator, fitted wardrobe, storage cupboard and wood effect laminate flooring.

Bathroom

6'4 x 5'6 (1.93m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, L-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, spotlights and vinyl flooring.

First Floor

Landing

6'1 x 2'4 (1.85m x 0.71m)

Oak door leading to bedroom two.

Bedroom Two

13'8 x 10'9 (4.17m x 3.28m)

Two UPVC double glazed windows, central heating radiator, spotlights, wood effect laminate flooring and oak door to eaves.

Eaves

24'3 x 11'2 (7.39m x 3.40m)

External

Rear

Laid to lawn garden with stone chippings and paving.

Front

Laid to lawn garden, bedding and tarmac driveway.

