



Delphinium Way, Darwen, BB3 0SX

Offers Over £200,000

THREE-BEDROOM FAMILY HOME IN DARWEN

Nestled in the charming area of Delphinium Way, Darwen, this delightful house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious living room, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen and dining room, which seamlessly connects to a beautifully maintained rear garden. This enclosed outdoor space, laid to lawn, provides a serene retreat for family gatherings or quiet moments in the sun.

Upstairs, you will find three generous bedrooms, each offering ample space for rest and personalisation. These rooms are perfect for families or those seeking extra space for guests or a home office.

Additionally, the property boasts off-road parking for numerous vehicles, ensuring that you and your visitors will never have to worry about finding a space.

This house is not just a place to live; it is a home where memories can be made. With its inviting atmosphere and practical features, it is an excellent opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this lovely property your own.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	82
(81-91) B		
(69-80) C		
(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

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- Tenure Leasehold
- Off Road Parking
- Fitted Kitchen/Dining Area And Three Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band B
- Viewing Essential
- Envable Garden Space
- EPC Rating TBC
- Three Well Proportioned Bedrooms
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite frosted door to vestibule.

Vestibule

5'9 x 2'11 (1.75m x 0.89m)

UPVC double glazed window, central heating radiator, wood effect flooring, door to reception room and door to WC.

WC

5'8 x 2'7 (1.73m x 0.79m)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin and wood effect flooring.

Reception Room

15'8 x 14'5 (4.78m x 4.39m)

UPVC double glazed window, central heating radiator, coving, electric fire with surround, wood effect flooring, stairs to first floor and door to kitchen.

Kitchen

14'5 x 8' (4.39m x 2.44m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, glass splash back, extractor hood, plumbed for washing machine, space for fridge freezer, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

8' x 5'10 (2.44m x 1.78m)

UPVC double glazed window, doors to three bedrooms and bathroom.

Bedroom One

13'11 x 8'11 (4.24m x 2.72m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

10'1 x 8' (3.07m x 2.44m)

UPVC double glazed window, central heating radiator and loft access.

Bedroom Three

9'9 x 5'10 (2.97m x 1.78m)

UPVC double glazed window, central heating radiator and integrated storage.

Bathroom

6' x 6' (1.83m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, panel bath with mixer tap, electric feed shower, vanity top wash basin with mixer tap, part tiled elevation and tiled effect flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas, mature shrubs and composite shed.

Front

Laid to lawn garden and paving.



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