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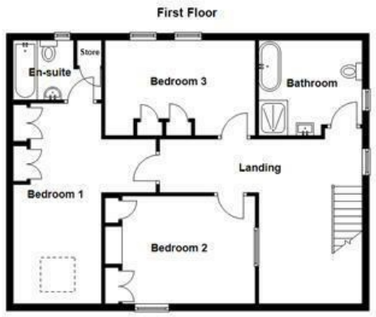
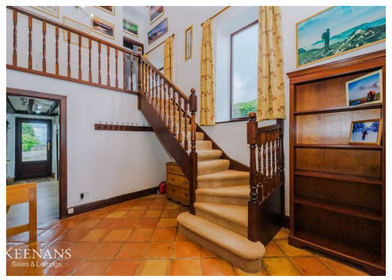




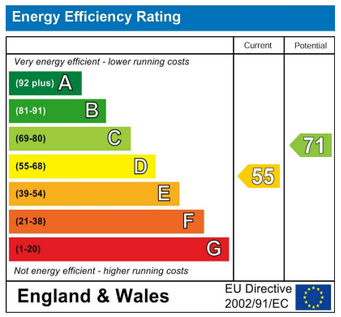
Cranberry Lane, Darwen, BB3 2HZ

Offers Over £560,000

AN EXQUISITE COTTAGE ON AN IMPRESSIVE PLOT

Located down a private lane with panoramic countryside views, an abundance of indoor space with stunning traditional features and sitting on an impressive plot, this idyllic three bedroom semi detached stone built cottage is being proudly welcomed to the market in the picturesque location of Darwen. With enviable gardens, external office, one triple garage, one double garage, one single garage and external outbuildings, this enviable property is the perfect home for any potential buyer looking for land to help grow their business or space for adding an annex for family members. Having been presented and maintained to the highest standard throughout with immaculate presentation, three living areas, two bathrooms and an open plan dining kitchen, this property has everything needed to create the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance porch leads on to a hallway which guides you through to a spacious reception room, open plan kitchen diner and houses a staircase to the first floor. The reception room leads on to an additional reception room and through to the kitchen diner. The kitchen diner boasts modern wall and base units, integrated appliances and leads on to a conservatory and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite bathroom. Externally, there is an enviable garden with laid to lawn, paving, bedding, mature shrubs, timber storage sheds, external office, greenhouse, utility room, WC, two double garages, one single garage and ample off road parking with an additional car park to the end of the garden.



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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Cranberry Lane, Darwen, BB3 2HZ

Offers Over £560,000

3 2 2 D

- Exceptional Semi Detached Cottage
- Impressive Plot
- Ample Off Road Parking with Additional Carpark
- EPC Rating D
- Three Bedrooms
- Versatile External Office
- Tenure Freehold
- Two Bathrooms
- Triple Garage, Double Garage and Single Garage
- Council Tax Band D

Ground Floor

Entrance Porch

10'8 x 6'2 (3.25m x 1.88m)

UPVC double glazed front door, two UPVC double glazed windows, central heating radiator, exposed beams, feature wall light, tiled flooring and hardwood single glazed door to hall.

Hall

12'6 x 10'1 (3.81m x 3.07m)

Three UPVC double glazed windows, central heating radiator, exposed stone, tiled flooring, hardwood single glazed leaded doors to reception room one, hardwood door to kitchen/dining area and stairs to first floor.

Reception Room One

15'6 x 14'5 (4.72m x 4.39m)

UPVC double glazed window, central heating radiator, exposed beams, two feature wall lights, cast iron multifuel burner with tiled hearth and exposed brick surround, television point, hardwood single glazed doors to kitchen/dining area and reception room two.

Reception Room Two

15'6 x 8'4 (4.72m x 2.54m)

UPVC double glazed window, central heating radiator, three feature wall lights, integrated storage and shelving.

Kitchen/Dining Area

26'1 x 12'6 (7.95m x 3.81m)

Two UPVC double glazed windows, hardwood single glazed window, central heating radiator, exposed beams, range of panelled wall and base units with solid wood work surfaces, composite sink and drainer with high spout mixer tap and boiling water tap, four door Smeg range cooker with six ring gas hob and hot plate, integrated extractor hood, space for fridge freezer, integrated dishwasher, integrated seating, part wood effect lino flooring, part tiled flooring, hardwood single glazed double doors to conservatory and UPVC door to rear.

Conservatory

14'4 x 10'5 (4.37m x 3.18m)

UPVC double glazed window, central heating radiator, polycarbonate roof, tiled flooring and UPVC double glazed French doors to rear.

First Floor

Landing

23'8 x 3'6 (7.21m x 1.07m)

UPVC double glazed window, central hearting radiator, hardwood doors leading to three bedrooms and bathroom.

Bedroom One

18'11 x 12'10 (5.77m x 3.91m)

Velux window, central heating radiator, exposed beams, fitted wardrobes and hardwood door to en suite.

En Suite

8'4 x 5'9 (2.54m x 1.75m)

UPVC double glazed frosted window, central heating radiator, low basin WC, panel bath with mixer tap and rinse head, pedestal wash basin with traditional taps, tiled elevations, spotlights, exposed beams, integrated linen cupboard, dado rial and tiled flooring.

Bedroom Two

14'5 x 12'2 (4.39m x 3.71m)

UPVC double glazed window, hardwood single glazed leaded window, central heating radiator, exposed beams and fitted wardrobes.

Bedroom Three

14'5 x 8'1 (4.39m x 2.46m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bathroom

9'11 x 9'2 (3.02m x 2.79m)

UPVC double glazed frosted window, rolltop freestanding ball and clawfoot bath with mixer tap and rinse head, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, dual flush WC, PVC panelled elevations, exposed beams, extractor fan and lino flooring.

External

Rear

Laid to lawn garden, mature shrubbery, off road parking, carpark, greenhouse, timber storage shed, access to two double garages, external office, single garages, utility and WC.

External Office

17'2 x 16'7 (5.23m x 5.05m)

Three UPVC double glazed windows, power, lighting, spotlights, loft access, telephone and internet connection, stainless steel sink and drainer with mixer tap, integrated wall and base units and stone flag flooring.

Triple Garage

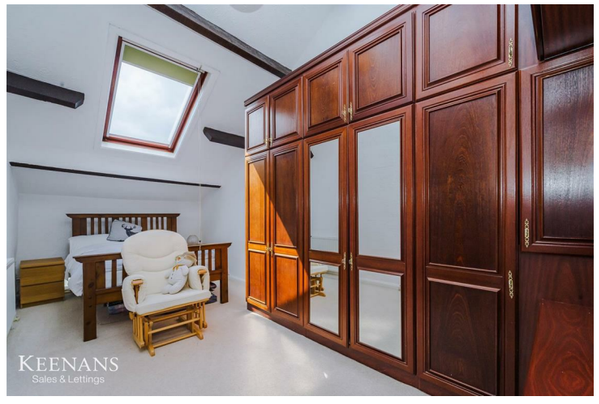
32'5 x 16'5 (9.88m x 5.00m)

Power, lighting and water.

Double Garage

19'7 x 16'10 (5.97m x 5.13m)

Power and lighting.



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