

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(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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## Aintree Drive, Darwen, BB3 0QW

### Offers Over £250,000

IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME

Welcome to this stunning three-bedroom detached house located on Aintree Drive in the charming area of Lower Darwen, Darwen. This delightful property boasts a beautifully landscaped garden, perfect for enjoying the outdoors and entertaining guests. The driveway provides convenient off-road parking, ensuring ease of access for you and your family.

As you step inside, you will be greeted by a spacious lounge and dining area that offers a warm and inviting atmosphere, ideal for relaxation. The open-plan layout seamlessly connects to a contemporary kitchen, which is equipped with fitted appliances, making it a joy for any home cook. Additionally, a separate utility provides extra convenience and ample storage space throughout the home.

The property features three generously sized double bedrooms, ensuring plenty of room for family and guests. The family bathroom is well-appointed, while the master bedroom benefits from an en suite, providing a private retreat for the homeowners.

This house is not only a beautiful family home but also a practical choice for modern living. With its combination of space, style, and functionality, it is sure to appeal to a variety of buyers. Don't miss the opportunity to make this lovely property your own.

# Aintree Drive, Darwen, BB3 0QW

Offers Over £250,000



- Exceptional Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Porch

6'0 x 3'0 (1.83m x 0.91m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, wood effect laminate flooring and door to reception room.

### Reception Room

14'5 x 10'8 (4.39m x 3.25m)

UPVC double glazed window, upright central heating radiator, coving, smoke detector, electric fire, wood effect laminate flooring, open to dining room and stairs to first floor.

### Dining Room

10'1 x 8'1 (3.07m x 2.46m)

Upright central heating radiator, coving, wood effect laminate flooring, door to kitchen and UPVC double glazed French doors to rear.

### Kitchen

24'4 x 9'1 (7.42m x 2.77m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with granite work surfaces, tiled splashback, inset stainless steel sink with mixer tap and integrated draining ridges, integrated fridge freezer, integrated dishwasher, integrated wine cooler, integrated high rise double oven, integrated microwave, integrated Hotpoint coffee machine, four ring induction hob and extractor hood, fitted storage, under stairs storage, wood effect laminate flooring and door to utility.

### Utility

9'1 x 3'9 (2.77m x 1.14m)

Base unit with granite effect work surface and plumbing for washing machine.

## First Floor

### Landing

12'8 x 6'0 (3.86m x 1.83m)

UPVC double glazed window, smoke detector, loft access, doors leading to three bedrooms, bathroom and over stairs storage.

### Bedroom One

14'7 x 10'1 (4.45m x 3.07m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and door to en suite.

### En Suite

8'3 x 3'3 (2.51m x 0.99m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosed, extractor fan, partially tiled elevations and tiled effect lino flooring.

### Bedroom Two

13'9 x 9'6 (4.19m x 2.90m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes and wood effect laminate flooring.

### Bedroom Three

9'10 x 7'11 (3.00m x 2.41m)

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

### Bathroom

8'2 x 5'4 (2.49m x 1.63m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, spotlights, extractor fan, tiled elevations and lino flooring.

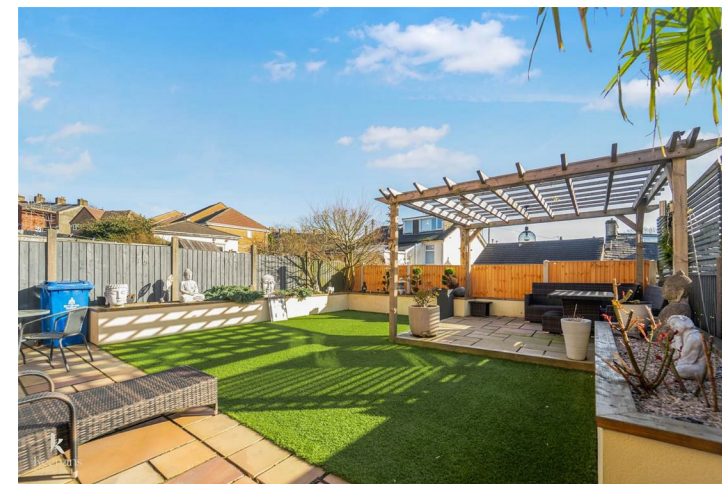
### External

#### Rear

Enclosed garden with artificial lawn, Indian stone paving and stone chippings.

#### Front

Slate chippings and block paved driveway.



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