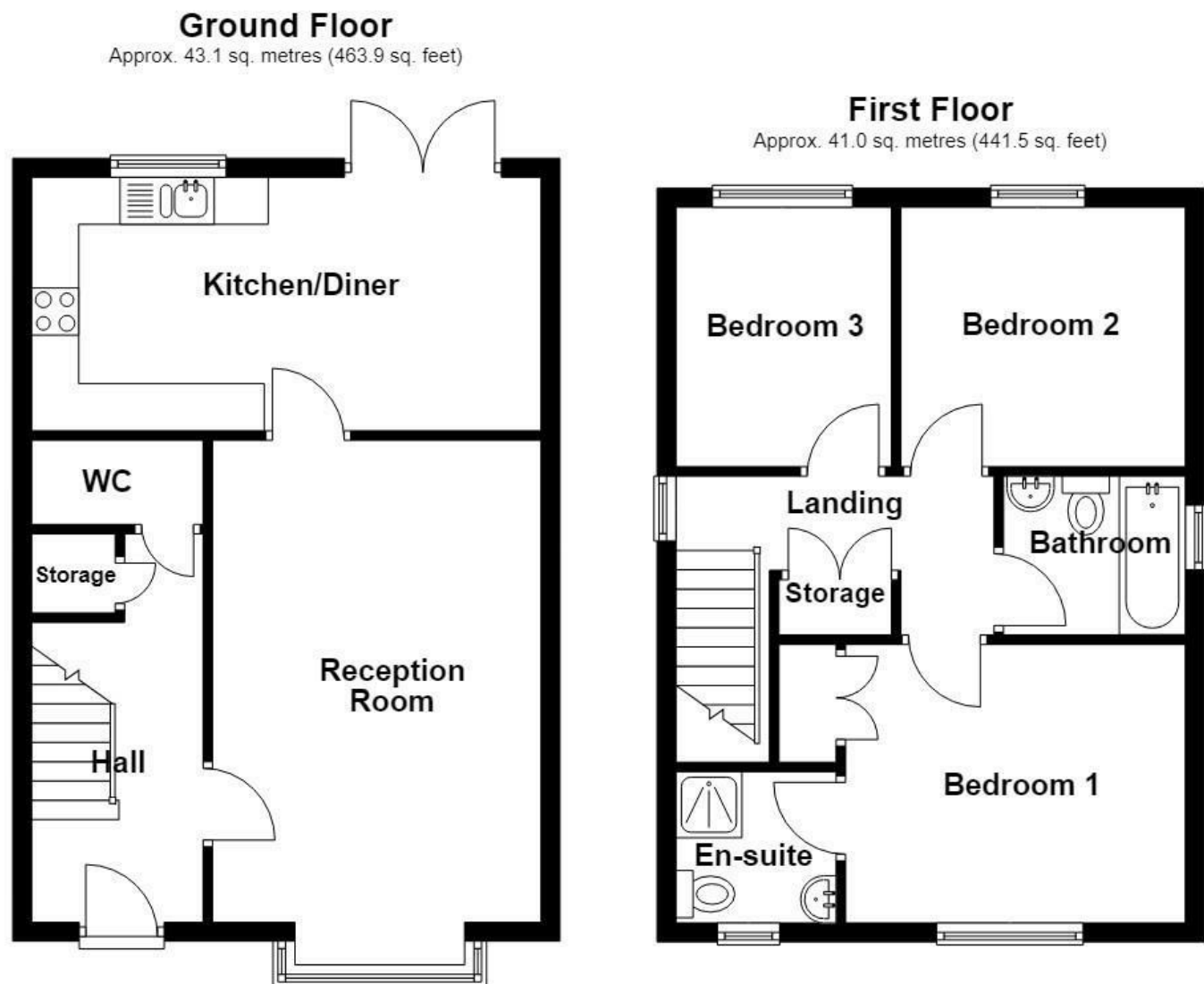




Eccles Mews, Darwen, BB3 3SU

£250,000

THE MOST IDYLIC DETACHED FAMILY HOME

Nestled in the charming Eccles Mews of Darwen, this exquisite detached house is a true gem, presented and maintained to the highest standard throughout. Situated on a newly developed estate, the property boasts a harmonious blend of modern living and comfort, making it an ideal family home.

As you step inside, you are greeted by a bright and airy open plan kitchen diner, perfect for entertaining or enjoying family meals. The spacious lounge offers a welcoming atmosphere, while a convenient downstairs WC adds to the practicality of the ground floor. Ascending to the first floor, you will find three generously sized bedrooms, each designed with comfort in mind. The main bedroom features an en suite, providing a private retreat, while a modern bathroom serves the remaining bedrooms.

The property is further enhanced by enviable garden space, ideal for outdoor relaxation or entertaining guests. Off-road parking ensures convenience for residents and visitors alike.

With stunning views over Darwen Tower, this home is not only beautifully presented but also conveniently located. It is within easy reach of local schools, bus routes, and essential amenities. Additionally, excellent network links to Blackburn, Bolton, Preston, Chorley, and major motorways make commuting a breeze.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

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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 3  2  1  B

- Three Bedroom Detached Home
- Spacious Lounge And Downstairs WC
- Off Road Parking
- Tenure - Freehold
- Open Plan Kitchen Diner
- Enviaible Rear Garden Space
- EPC Rating - B
- Main Bedroom With En Suite
- Stunning Darwen Tower Views
- Council Tax Band - C

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

11'8 x 6 (3.56m x 1.83m)

Central heating radiator, smoke alarm, understairs storage, doors to reception room, WC and stairs to first floor.

WC

6 x 2'11 (1.83m x 0.89m)

Chrome heated towel rail, two piece suite comprising of dual flush WC, wall mounted washbasin with mixer tap, extractor fan, tiled flooring.

Reception Room One

16'9 x 11'5 (5.11m x 3.48m)

UPVC double glazed box window, central heating radiator, television point, door to dining room.

Kitchen Diner

17'11 x 8'10 (5.46m x 2.69m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, granite effect surfaces, tiled splashbacks, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine and dryer, integrated boiler, smoke alarm, tiled flooring, UPVC double glazed French doors to rear.

First Floor

Landing

11'3 x 4'11 (3.43m x 1.50m)

UPVC double glazed frosted window, central heating radiator, storage cupboard, smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

12 x 9'8 (3.66m x 2.95m)

UPVC double glazed window, central heating radiator, fitted wardrobes, door to en suite.

En Suite

5'7 x 5'3 (1.70m x 1.60m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of dual flush WC, direct feed shower enclosure, wall mounted wash basin with mixer tap, tiled elevations, extractor fan, tiled flooring.

Bedroom Two

9'11 x 9 (3.02m x 2.74m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9 x 7'8 (2.74m x 2.34m)

UPVC double glazed window, central heating radiator.

Bathroom

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

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of dual flush WC, panelled bath with mixer tap, direct feed overhead shower, wall mounted washbasin with mixer tap, tiled elevations, extractor fan, tiled flooring.

External

Front

Laid to lawn garden with bedding areas and off road parking.

Rear

Laid to lawn garden with bedding areas and paving areas.



Tel: 01254916276

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