Ground Floor

- Conservatory
- Reception Room Two
- Kitchen/Diner
- Reception Room One
- Hall
- Storage
- Garage
- WC

First Floor

- Bedroom 2
- Bathroom
- Bedroom 4
- Landing
- Storage
- Bedroom 1
- Bedroom 3
- En-suite

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(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.

Antigua Drive, Lower Darwen, BB3 0SF
Offers Over £275,000

SPACIOUS FAMILY HOME

Welcome to this spacious family home located on Antigua Drive in the peaceful area of Lower Darwen. This delightful property offers an ideal setting for families seeking comfort and convenience.

As you approach the house, you will be greeted by a large driveway, providing ample parking space for multiple vehicles. The exterior of the home is complemented by a generous rear garden, perfect for children to play in or for hosting summer barbecues with friends and family.

Nestled within a quiet estate, this residence ensures a tranquil living environment, away from the hustle and bustle of city life. Despite its serene location, you will find that local amenities are easily accessible, making daily errands and leisure activities a breeze.

This property presents a wonderful opportunity for those looking to settle in a family-friendly neighbourhood while enjoying the benefits of spacious living. Don't miss the chance to make this charming house your new home.

Antigua Drive, Lower Darwen, BB3 0SF
Offers Over £275,000

🛏 **4** 🛁 **2** 🛋 **3** ⚡ **E**

- Tenure Freehold
- Off Road Parking With Drive And Access To Garage
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band D
- Detached Property
- Ideal Family Home
- EPC Rating E
- Four Bedrooms
- Ample Garden Space

Ground Floor

Entrance
UPVC double glazed door to hall.

Hall
13'1 x 7' (3.99m x 2.13m)
Central heating radiator, coving, doors to WC, reception room one, kitchen/diner and stairs to first floor.

WC
4'7 x 3'10 (1.40m x 1.17m)
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with tiled splash back and dual flush WC.

Reception Room One
16'2 x 11'6 (4.93m x 3.51m)
UPVC double glazed window, central heating radiator, coving, gas fire with stone decorative surround, television point and double doors to reception room two.

Reception Room Two
11'2 x 10' (3.40m x 3.05m)
Central heating radiator, coving and UPVC door to conservatory.

Conservatory
9'10 x 9' (3.00m x 2.74m)
UPVC double glazed windows, polycarbonate roof, tiled floor and UPVC double glazed French doors to rear garden.

Kitchen/Diner
16'5 x 10'6 (5.00m x 3.20m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, integrated oven, four ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine and dish washer, tiled floor, door to garage and UPVC double glazed French doors to rear garden.

Garage
16'5 x 8'4 (5.00m x 2.54m)
Garage door.

First Floor

Landing
13' x 9'8 (3.96m x 2.95m)
Doors to four bedrooms and bathroom.

Bedroom One
15'8 x 13'9 (4.78m x 4.19m)
UPVC double glazed window, central heating radiator, fitted wardrobes, television point and door to en suite.

En Suite
5'5 x 4'11 (1.65m x 1.50m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, direct feed shower enclosure, part tiled elevation and tiled floor.

Bedroom Two
11'8 x 9'1 (3.56m x 2.77m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three
13'11 x 8'1 (4.24m x 2.46m)
UPVC doubnle glazed window and central heating radiator.

Bedroom Four
9'4 x 8'9 (2.84m x 2.67m)
UPVC double glazed window and central heating radiator.

Bathroom
6'5 x 6'2 (1.96m x 1.88m)
UPVC double glazed frosted window, central heating radiator, pedestal wash basin, dual flush WC, panel bath, direct feed shower enclosure, part tiled elevation and vinyl flooring.

External

Rear
Enclosed laid to lawn garden, paved patio, decking, water feature, electric up to decking and timber shed.

Front
Tarmac drive, paved path to front entrance door and laid to lawn area.