

Spring Vale Garden Village, Darwen, BB3 2HS

Offers Over £195,000

A FANTASTIC THREE BEDROOM SEMI DETACHED HOME

Situated on Spring Vale Garden Village of Darwen, this stunning three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious lounge that boasts stylish decor, creating an inviting atmosphere for both relaxation and entertaining.

The contemporary kitchen diner is a standout feature, providing a wonderful space for family meals and gatherings. This area is designed with functionality in mind, ensuring that cooking and dining experiences are both enjoyable and efficient. Additionally, the rear porch offers ample storage space, making it easy to keep your home organised and clutter-free.

The property comprises three generously sized bedrooms, each providing a peaceful retreat for rest and relaxation. The modern family bathroom is well-appointed, catering to the needs of a busy household.

Outside, the large rear garden presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun. The driveway allows for off-road parking, adding convenience to your daily routine.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	72
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Semi-Detached Property
- Spacious Living Area
- Off Road Parking
- Council Tax Band: B
- Three Bedrooms
- Three Piece Bathroom
- EPC: D
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Tenure: Freehold

Ground Floor

Reception Room One

17'8 x 12'11 (5.38m x 3.94m)

Kitchen

17'8 x 8'9 (5.38m x 2.67m)

Rear Porch

8'5 x 4 (2.57m x 1.22m)

First Floor

Landing

7'5 x 5'10 (2.26m x 1.78m)

Bedroom One

11'10 x 11'1 (3.61m x 3.38m)

Bedroom Two

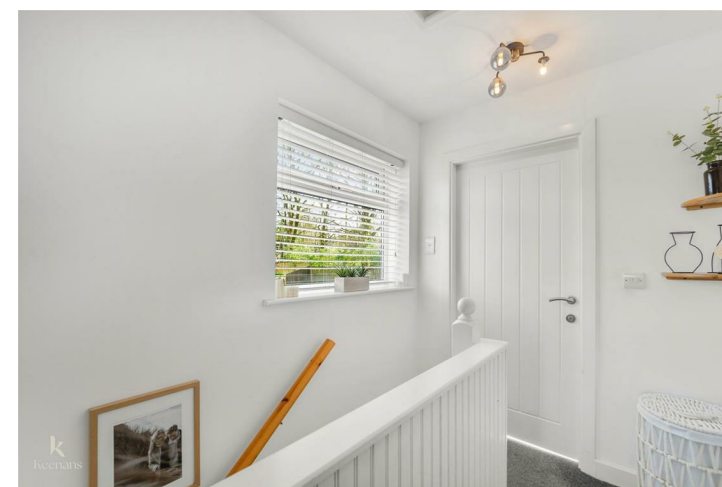
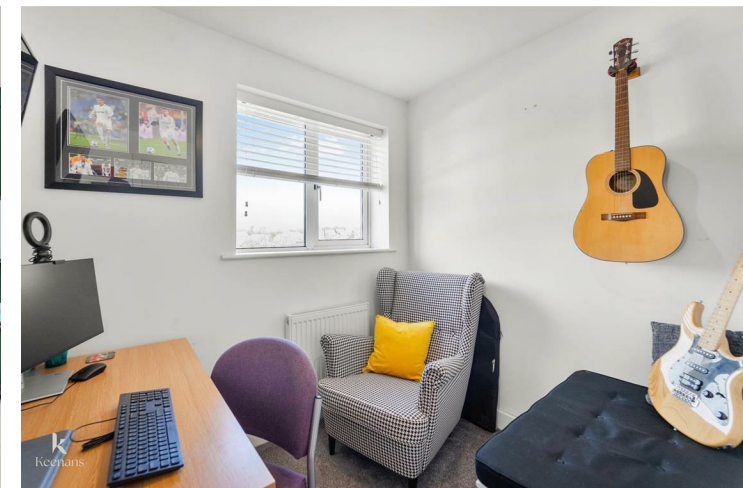
11'10 x 10'10 (3.61m x 3.30m)

Bedroom Three

8'2 x 7'5 (2.49m x 2.26m)

Bathroom

9'4 x 5'9 (2.84m x 1.75m)



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