



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

Astley Bank, Darwen, BB3 2QB

£425,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor outdoor space, panoramic views and situated on a private corner plot, this enviable four double bedroom detached property is being proudly welcomed to the market in the desirable location of Darwen. With ample, gated off road parking, two bathrooms, and three living areas, this property is 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. With stunning features, enviable gallery landing and enviable double garage, this property has everything needed to be the perfect family home! Not overlooked and offering neutral decoration, open plan kitchen diner and wrap around gardens, this property is ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen diner, WC, integral double garage and staircase to the first floor. The reception room and kitchen diner both lead through to a dining room which guides you on to a conservatory. The first floor comprises of doors on to four double bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed wrap around garden with paving, bedding, laid to lawn and mature shrubs. To the front there is a garden with paving, bedding, mature shrubs, gated off road parking and access on to the garage.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

Astley Bank, Darwen, BB3 2QB

£425,000

 4  2  2  D

- Impressive Detached Property
 - Abundance of Living Space
 - Gated Off Road Parking and Double Garage
 - EPC Rating D
- Four Bedrooms
 - Extensive Plot
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Gardens
 - Council Tax Band G

Ground Floor

Entrance Hall

11'11 x 10'11 (3.63m x 3.33m)
Hardwood double glazed frosted leaded front door, central heating radiator, coving, smoke detector, understairs storage, wood effect laminate flooring, oak doors leading to reception room, kitchen/dining area, WC, double garage and stairs to first floor.

Reception Room

25'6 x 14'6 (7.77m x 4.42m)
Hardwood double glazed bay window, hardwood double glazed window, two central heating radiators, coving, two feature wall lights, gas fire with limestone hearth and surround, television point, herringbone effect Amtico flooring and hardwood single glazed leaded double doors to dining room.

Dining Room

11'11 x 10'7 (3.63m x 3.23m)
Central heating radiator, coving, wood effect mosaic tiled Amtico flooring, hardwood single glazed leaded double doors to conservatory and oak door to kitchen/dining area.

Conservatory

10'6 x 10'5 (3.20m x 3.18m)
Hardwood double glazed windows, central heating radiator, polycarbonate roof, wood effect mosaic tiled Amtico flooring and hardwood double glazed French doors to rear.

Kitchen/Dining Area

22'0 x 12'1 (6.71m x 3.68m)
Two hardwood double glazed windows, two central heating radiators, range of matte wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with five ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, coving, spotlights, under unit lighting, wood effect laminate flooring and hardwood double glazed stable door to rear.

Double Garage

20'3 x 17'3 (6.17m x 5.26m)
Three hardwood double glazed windows, plumbing for washing machine, space for dryer, integrated storage, power, lighting and electric up and over garage door.

WC

6'6 x 2'7 (1.98m x 0.79m)
Hardwood double glazed leaded frosted window, central heating radiator, low basin WC, wall mounted wash basin with mixer tap, coving and wood effect laminate flooring.

First Floor

Landing

15'3 x 14'2 (4.65m x 4.32m)
Two hardwood double glazed windows, central heating radiator, coving, smoke detector, loft access, oak doors leading to four bedrooms and family bathroom.

Bedroom One

14'5 x 14'2 (4.39m x 4.32m)
Hardwood double glazed window, central heating radiator, coving and oak door to en suite.

En Suite

7'5 x 7'5 (2.26m x 2.26m)
Hardwood double glazed window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double direct feed steam shower enclosed, tiled elevations, PVC to ceiling, spotlights and tiled effect vinyl flooring.

Bedroom Two

10'8 x 9'5 (3.25m x 2.87m)
Hardwood double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Three

11'11 x 10'11 (3.63m x 3.33m)
Hardwood double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Four

18'10 x 7'6 (5.74m x 2.29m)
Hardwood double glazed window, central heating radiator and coving.

Bathroom

9'9 x 7'5 (2.97m x 2.26m)
Hardwood double glazed frosted window, central heated towel rail, corner panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, direct feed corner shower enclosed, tiled elevations, PVC to ceiling, spotlights and tiled effect vinyl flooring.

External

Rear

Wraparound laid to lawn garden with paving, bedding areas and mature shrubbery.

Front

Gated off road parking with mature shrubbery, paving, bedding areas and access to double garage.

