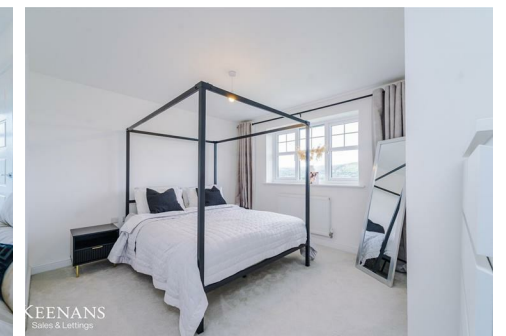


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Eccles Mews, Darwen, BB3 3SU

### Offers Over £290,000

#### AN ENVIABLE FAMILY HOME

Situated on a newly built development and offering an abundance of high quality indoor and outdoor space, this immaculate four bedroom detached property is being proudly welcomed to the market in the sought after location of Darwen. With stunning views over Jubilee tower, modern fixtures and fittings and stylish interior, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Bolton and major motorway links. With added garage, gardens to both the front and the rear and two bathrooms, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway with under floor heating provides access through to a spacious reception room, modern fitted kitchen diner and houses a staircase to the first floor. The kitchen diner with under floor heating boasts contemporary wall and base units, integrated appliances and leads on to the utility room and out to the rear. The utility room provides access on to a WC and additional door to the rear. Both the utility room and WC have under floor heating. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a laid to lawn garden to the rear with paving areas and side access on to the garage. To the front there is a laid to lawn garden with double driveway and access on to the garage.

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



# Eccles Mews, Darwen, BB3 3SU

## Offers Over £290,000

**4****2****1****B**

- Detached Property
  - Twenty Eight Solar Panels And Heat Pump
  - Off Road Parking And Garage
  - EPC Rating: B
- Four Spacious Bedrooms
  - Fitted Kitchen With Dining Area
  - Freehold
- Main Bedroom With En Suite
  - Enclosed Rear Garden With Countryside Views
  - Council Tax Band: D

### Ground Floor

Composite double glazed front door to hall.

**Hall**  
13'4 x 6'1 (4.06m x 1.85m)  
Central heating radiator, smoke alarm, marble effect tiled floor with under floor heating, doors to reception room, kitchen diner and stairs to 1st floor.

**Reception Room One**  
15'8 x 10'4 (4.78m x 3.15m)  
UPVC double glazed, central heating radiator, wood panel elevation, TV point.

**Kitchen Diner**  
20'4 x 9'2 (6.20m x 2.79m)  
UPVC double glazed window, two central heating radiators, spotlights, range of panelled wall and base units, marble effect surfaces, stainless steel sink and drainer with high spout mixer tap, integrated Indesit electric oven, four ring induction hob, extractor hood, integrated fridge freezer, integrated dishwasher, TV point, breakfast bar, marble effect tiled floor with under floor heating, door to utility room and UPVC double glazed French doors to rear.

**Utility Room**  
5'9 x 5'1 (1.75m x 1.55m)  
Central heating radiator, marble effect worktops, plumbing for washing machine, space for dryer, extractor fan, marble effect tiled floor with under floor heating and door to WC.

**WC**  
5'1 x 3' (1.55m x 0.91m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wall mounted wash basin with mixer tap and marble effect tiled floor with under floor heating.

### First Floor

**Landing**  
9'10 x 5'3 (3.00m x 1.60m)  
Central heating radiator, loft access, storage cupboard and doors to four bedrooms and bathroom.

**Bedroom One**  
13'2 x 11' (4.01m x 3.35m)  
UPVC double glazed window, central heating radiator, fitted wardrobes, TV point and door to en suite.

**En Suite**  
5'8 x 5'2 (1.73m x 1.57m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower in enclosure, extractor fan, tiled elevation and tiled floor.

**Bedroom Two**  
10' x 9'11 (3.05m x 3.02m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

**Bedroom Three**  
11'7 x 8'7 (3.53m x 2.62m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

**Bedroom Four**  
8'7 x 8'4 (2.62m x 2.54m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
6'6 x 5'6 (1.98m x 1.68m)  
UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, extractor fan, tiled elevation and tiled floor.

**External**  
**Front**  
Laid to lawn garden, pebble feature and double drive with access to garage.

**Rear**  
Laid to lawn garden, paving and access to garage.

**Garage**  
17'6 x 8'3 (5.33m x 2.51m)  
Power, lighting, solar panel system, water tank and up and over door.

