



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
England & Wales	EU Directive 2002/91/EC	

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Antigua Drive, Lower Darwen, BB3 0SF

Offers Over £270,000

AN ENVIABLE FOUR BEDROOM FAMILY HOME

Located in the charming area of Lower Darwen, this delightful four-bedroom house on Antigua Drive offers a perfect blend of modern living and comfort. The property boasts a spacious master bedroom complete with an en suite bathroom, providing a private retreat for relaxation. In addition, there is a contemporary family shower room that caters to the needs of the household.

The heart of the home is undoubtedly the gorgeous kitchen, which is equipped with fitted appliances, making it an ideal space for culinary enthusiasts and family gatherings. The spacious lounge invites you to unwind and enjoy quality time with loved ones, creating a warm and welcoming atmosphere.

Outside, the property features both front and back gardens, perfect for outdoor activities or simply enjoying the fresh air. The driveway and garage provide ample parking space, ensuring convenience for residents and guests alike.

This home is not just a place to live; it is a sanctuary that offers comfort, style, and practicality in a desirable location. Whether you are looking to settle down with your family or seeking a spacious home with modern amenities, this property is sure to impress.

Antigua Drive, Lower Darwen, BB3 0SF

Offers Over £270,000

 4  2  2  D

- Detached Property
 - Two Bathrooms
 - Off Road Parking And Garage
 - EPC Rating: D
- Four Bedrooms
 - Contemporary Fitted Kitchen And Separate Utility Room
 - Tenure: Freehold
- Two Reception Rooms
 - Enclosed Rear Garden Room
 - Council Tax Band: D

Ground Floor

Hall

3'11 x 3'8 (1.19m x 1.12m)

Central heating radiator, smoke alarm, coving, wood effect laminate flooring and door to reception room one.

Reception Room One

14' x 10'9 (4.27m x 3.28m)

UPVC double glazed box window, central heating radiator, coving, gas fire, marble heath and surround, wood mantle, wood effect laminate flooring and open access to reception room two.

Reception Room Two

10'9 x 9'7 (3.28m x 2.92m)

Central heating radiator, coving, wood effect laminate flooring, door to kitchen and double doors to conservatory.

Conservatory

10'9 x 10'5 (3.28m x 3.18m)

UPVC double glazed windows, tiled floor and UPVC double glazed French doors to rear.

Kitchen

12'10 x 11'10 (3.91m x 3.61m)

UPVC double glazed window, upright central heating radiator, spotlights, smoke alarm, -wall and base units, wood effect worktops, double ceramic sink with mixer tap, space for range cooker, glass splash back, extractor hood, integrated fridge freezer, plumbing for washing machine, part tiled elevation, tiled floor and doors to WC and garage.

WC

4'7 x 3' (1.40m x 0.91m)

Spotlights, dual flush WC, vanity top wash basin with mixer tap, extractor fan, tiled elevation and tiled floor.

Garage

16'10 x 8'6 (5.13m x 2.59m)

Up and over door, Potterton boiler, power and lighting.

First Floor

Landing

11'1 x 2'5 (3.38m x 0.74m)

Smoke alarm, loft access and doors to four bedrooms and shower room.

Bedroom One

12'7 x 11' (3.84m x 3.35m)

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

En Suite

6'3 x 5'10 (1.91m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, spotlights, low flush WC, vanity top wash basin with traditional taps, electric feed shower in enclosure, extractor fan. PVC clad ceiling, tiled elevation and tiled floor.

Bedroom Two

12'6 x 8'8 (3.81m x 2.64m)

UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Three

10'11 x 7'1 (3.33m x 2.16m)

UPVC double glazed window and central heating radiator,

Bedroom Four

11' x 7'6 (3.35m x 2.29m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Shower Room

8'2 x 82 (2.49m x 24.99m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, extractor fan, tiled elevation and tiled floor.

External

Front

Bedding area, decking and driveway.

Rear

Enclosed laid to lawn garden, paving and stone chips



Tel: 01254916276

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