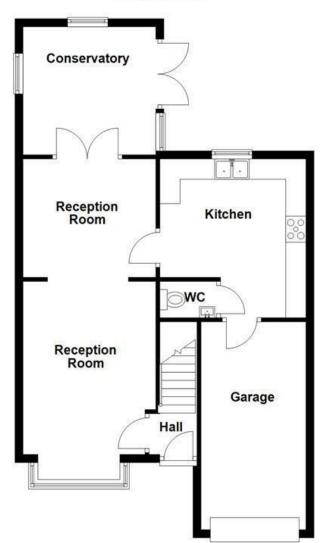
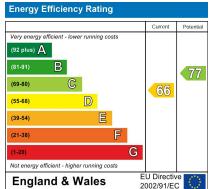


#### **Ground Floor**







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 £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 amonthise, this property is sure to impress

# **Antigua Drive, Lower Darwen, BB3 0SF** Offers Over £270,000













- Detached Property
- Two Bathrooms
- Off Road Parking And Garage
- EPC Rating: D

#### **Ground Floor**

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

 $10^{\prime}9 \times 10^{\prime}5 \ (3.28m \times 3.18m)$  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

## WC

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

Spotlights, dual flush WC, vanity top wash basin with mixer tap,

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

## **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.

- Contemporary Fitted Kitchen And Separate Utility
- Tenure: Freehold

- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: D

#### **Bedroom Two**

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

UPVC double glazed windows, central heating radiator and fitted

#### **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

#### **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















