


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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	

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## Crosby Close, Darwen, BB3 2JD

### £1,395

#### AN ENVIABLE FAMILY HOME

Offering an abundance of high quality indoor and outdoor space and having been presented and maintained to the highest standard throughout, this exceptional four bedroom semi detached property is being proudly welcomed to the rental market in the desirable location of Darwen on a quiet cul de sac. With stylish interiors, added double storey extension and two bathrooms, this property is truly the perfect family home 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 added garage, conservatory and off road parking, this property is the perfect home for any family looking for a spacious and stylish home!

The property comprises briefly; a welcoming and spacious reception room boasts stunning cast iron multi fuel burner and leads on to a fantastic open plan kitchen diner and houses a staircase to the first floor. The kitchen diner benefits from modern wall and base units, integrated appliances and leads on to a conservatory, utility room and WC. 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 tiered garden to the rear with Indian stone paving, bedding and decking areas, external bar and access on to the detached garage. To the front there is a driveway with access on to the garage.

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



# Crosby Close, Darwen, BB3 2JD

## £1,395

 4  3  2  C

- Tenure Freehold
  - Off Road Parking With Drive And Access To Garage
  - Contemporary Fitted Kitchen/Dining Area
  - Easy Access To Major Network Links
- Council Tax Band B
  - Spacious Semi Detached Property
  - Viewing Essential
- EPC Rating C
  - Four Bedrooms
  - Ample Garden Space

### Ground Floor

#### Entrance

UPVC double glazed frosted door to reception room.

#### Recption Room

16'6 x 13'5 (5.03m x 4.09m)

UPVC double glazed window, central heating radiator, coving, spotlights, cast iron multi fuel burner with slate hearth and exposed brick surround, inset shelving with down lights, integrated alcove storage, television point, single glazed door to kitchen/dining area and stairs to first floor.

#### Kitchen/Dining Area

27'11 x 13'6 (8.51m x 4.11m)

Two UPVC double glazed windows, central heating radiator, range of grey gloss wall and base units, granite effect surface, composite sink and drainer with mixer tap, three door range with five ring gas hob and extractor hood, space for American fridge freezer, integrated dishwasher, integrated microwave, spotlights, wood effect laminate flooring, doors to WC and utility room and UPVC double glazed sliding door to conservatory.

#### Utility Room

5'1 x 4'11 (1.55m x 1.50m)

UPVC double glazed window, central heating radiator, plumbed for washing machine and dryer, wood effect laminate flooring.

#### WC

5'1 x 3'11 (1.55m x 1.19m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, vanity top wash basin with mixer tap and wood effect laminate flooring.

#### Conservatory

19'4 x 8'1 (5.89m x 2.46m)

UPVC double glazed window, central heating radiator, spotlights, television point and UPVC double glazed French doors to rear.

### First Floor

#### Landing

7'4 x 6'8 (2.24m x 2.03m)

Loft with ladder access, coving, smoke alarm, doors to four bedrooms and bathroom.

#### Bedroom One

13'3 x 10'4 (4.04m x 3.15m)

UPVC double glazed window, central heating radiator, fitted wardrobe with access to en suite.

#### En Suite

10'4 x 3'11 (3.15m x 1.19m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevation, extractor fan, tiled elevation and wood effect laminate flooring.

#### Bedroom Two

10'11 x 9'7 (3.33m x 2.92m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

#### Bedroom Three

10'8 x 9'7 (3.25m x 2.92m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Four

7'11 x 6'8 (2.41m x 2.03m)

UPVC double glazed window, central heating radiator, fitted wardrobe and bed, coving.

#### Bathroom

6'5 x 6' (1.96m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with waterfall mixer tap, P shaped panel bath with direct feed rainfall shower enclosure with rinse head, PVC panel elevation, PVC to ceiling, spotlights and vinyl flooring.

### External

#### Rear

Enclosed tiered garden with Indian stone paving, decking, bedding areas, external bar and access on to a detached garage.

#### Front

Drive with access on to a detached garage.

