



## Lords Crescent, Darwen

**\*EXCEPTIONAL DETACHED PROPERTY IN POPULAR LOCATION\***

Welcoming onto the market this delightful, four bedroom, three bathroom detached home located in a highly desired area of Lower Darwen. Just moments away from major network links, and a short drive into Blackburn and Darwen town centres' this superbly spacious and accommodating home would be perfect for any family!

- Detached Property
- Cosy Lounge
- Generous Rear Garden
- Four Double Bedrooms
- Family Bathroom
- Off Road Parking
- Spacious Fitted Kitchen/Diner
- En-suite to Master
- Integral Garage

**Asking price £229,950**

# Lords Crescent, Darwen

## Ground Floor

### Hallway

13'4" x 5'7" (4.08 x 1.72)

Open access to kitchen/diner, doors to reception room and downstairs WC, stairs to first floor, under-stairs storage, central heating radiator, ceiling light fitting, ceramic tile flooring.

### Kitchen/Diner

27'3" x 8'7" (8.32 x 2.62)

Three UPVC double glazed windows, range of navy blue wall and base unites with white granite worktops, inset stainless steel one and a half sink and drainer with mixer tap, gas Range oven with seven ring gas hob and electric extractor hood, white tiled splashbacks, space for American fridge freezer, central heating radiator, two ceiling light fittings, television point, ceramic tile flooring.

### Reception Room

14'3" x 10'9" (4.36 x 3.29)

UPVC French doors to the rear of the property, central heating radiator, electric log burner with marble hearth and surround, two ceiling light fitting, television point, carpet flooring.

### Downstairs WC

4'7" x 2'2" (1.42 x 0.68)

White close coupled dual flush WC, wall hung vanity wash basin with mixer tap and mosaic tiled elevations, chrome central heating towel rail, ceiling light fitting.

## First Floor

### Landing

9'8" x 3'6" (2.95 x 1.07)

Doors leading to four bedrooms and family bathroom, central heating radiator, ceiling light fitting, carpet flooring.

### Bedroom One

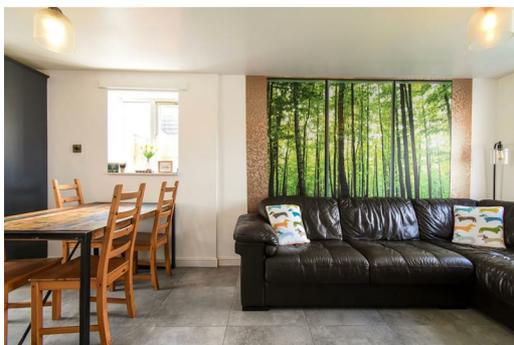
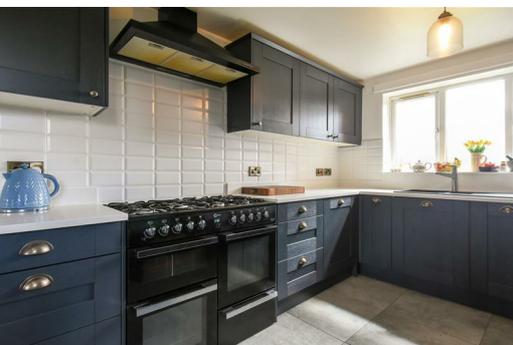
14'11" x 9'6" (4.57 x 2.90)

Two UPVC double glazed windows, central heating radiators, fitted wardrobe, ceiling light fitting, door to en-suite, carpet flooring.

### En-suite

8'2" x 4'6" (2.49 x 1.38)

UPVC double glazed window, three piece shower suite comprising; white close coupled dual flush WC, white wall hung vanity wash basin with mixer tap, walk in shower cubicle with glass shower screen and mains feed shower with rainfall shower head, chrome central heating towel rail, extractor fan.



### Bedroom Two

12'5" x 8'0" (3.80 x 2.45)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

### Bedroom Three

12'10" x 7'11" (3.92 x 2.43)

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

### Bedroom Four

8'9" x 6'6" (2.67 x 1.99 )

UPVC double glazed window, central heating radiator, ceiling light fitting, carpet flooring.

### Family Bathroom

UPVC double glazed window, three piece family bathroom suite comprising; vanity combination unit with enclosed WC and wash basin with waterfall mixer tap, panel bath with waterfall mixer tap and direct feed overhead shower, part time elevations, chrome central heating towel rail, ceiling light fitting, tile effect flooring.

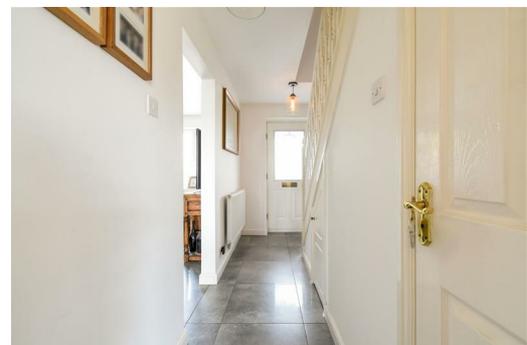
### External

#### Front

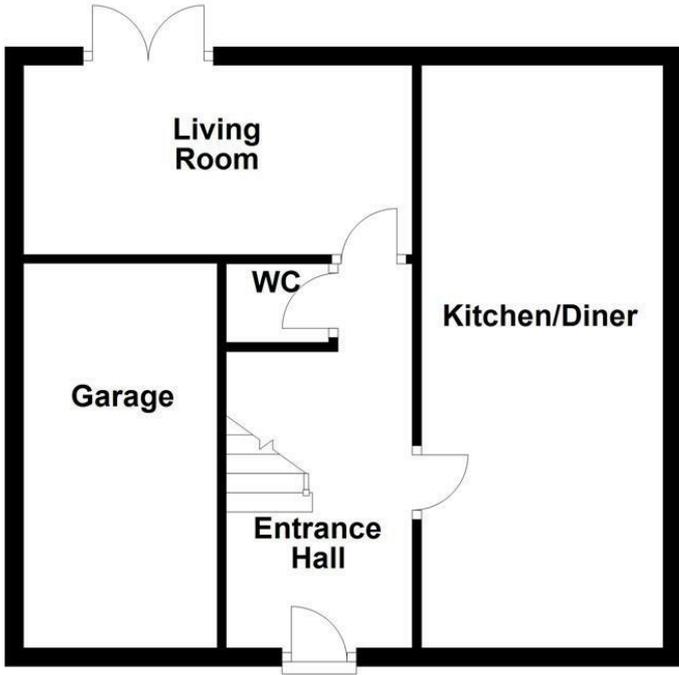
Laid to lawn garden with tarmac drive providing off road parking for multiple vehicles, access to integral garage, side gate access to the rear of the property.

#### Rear

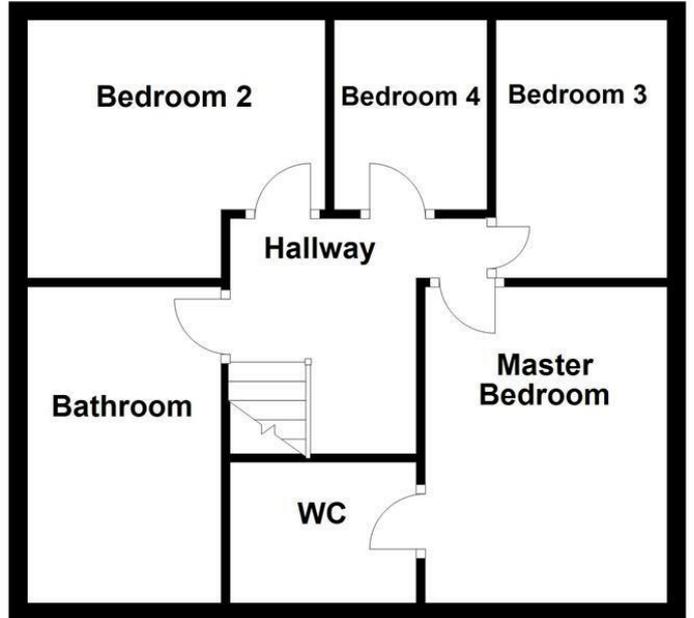
Large rear garden with paved patio area leading to laid to lawn area with planter boarder.



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC