



## Abbey Crescent, Darwen

\*\* BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW WITH SCENIC VIEWS \*\*

Curtis Law Estate Agents are delighted to welcome to the market this incredible three bedroom detached bungalow! Boasting stunning views of Darwen Tower and the surrounding area, this property is set within a fantastic location and benefits from spacious accommodation with an open plan kitchen, living and dining area, modern four piece bathroom suite, landscaped rear garden, driveway, and single garage. This charming bungalow truly shouldn't be missed and would be a perfect downsize!

Situated within the Priory area of Darwen, this property benefits from having an abundance of amenities on the doorstep including shops, convenience stores, cafes and supermarkets. In addition, there are strong network links with access to Darwen Town Centre, Blackburn and beyond.

Get in contact with our sales team to arrange a viewing on this superb bungalow!

- Stunning Detached Bungalow
- Located In The Priory Area
- Open Plan Kitchen, Living and Dining Area
- Envious View Of Darwen Tower
- Four Piece Bathroom Suite
- Council Tax Band D
- Front and Rear Gardens
- Driveway and Detached Garage
- Freehold

**Offers in the region of £250,000**

# Abbey Crescent, Darwen

## Ground Floor

### Hall

12'2" x 2'11" by 10'5" x 5'9" (3.71m x 0.89m by 3.19m x 1.77m)

Ceiling light fitting, central heating radiator, coving to ceiling, dado rail, carpet flooring, doors to the open plan kitchen, living and dining room, four piece bathroom suite and three bedrooms.

### Living Room

20'10" x 12'2" (6.35m x 3.71m)

### Open Plan Kitchen, Dining Area

21'6" x 8'1" (6.55m x 2.46m)

Three UPVC double glazed windows, an open plan kitchen, living and dining area comprising of: coving to ceiling, three ceiling light fittings, two wall light fittings, two gas central heating radiators, feature gas fireplace, carpeted flooring in living room and laminate wood effect flooring in kitchen/ dining area. The kitchen comprises of: a range of white high gloss wall and base units with complementary concrete effect worktops, electric oven and grill in high rise unit, four ring gas hob and extractor hood, integrated fridge freezer, sink and drainer with mixer tap, space for washing machine, Combi boiler hidden in wall unit, concrete effect splashback.

### Bedroom One

12'3" x 11'3" (3.75m x 3.43m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fitted wardrobes with spotlights, carpet flooring.

### Bedroom Two

12'4" x 8'11" (3.78m x 2.74m)

UPVC double glazed Patio doors to rear, ceiling light fitting, central heating radiator, carpet flooring.

### Bedroom Three

8'1" x 7'1" (2.47m x 2.17m)

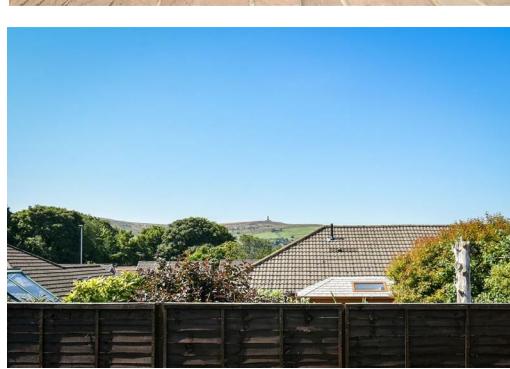
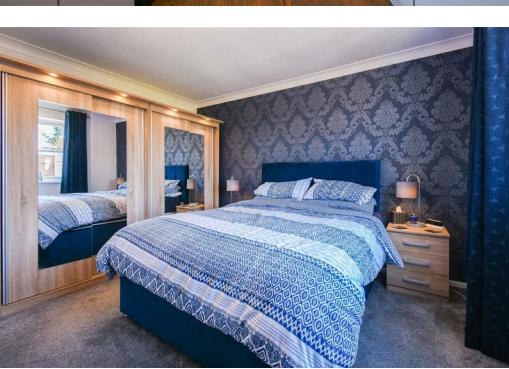
UPVC double glazed window, ceiling light fitting, central heating radiator, carpet flooring.

### Bathroom

8'10" x 5'6" (2.71m x 1.69m)

UPVC double glazed frosted window, a modern four piece bathroom suite comprising of: a close coupled dual flush WC, white high gloss vanity wash basin with waterfall effect mixer tap, panel bath with center mixer taps, corner enclosed shower cubicle with waterfall effect shower, part tiled elevations, chrome central heating towel rail, ceiling spotlights, vinyl flooring.

### External



## Front

Gravelled and laid to lawn garden fronted with gate, driveway and detached garage. Access to the property is from side entrance.

## Rear

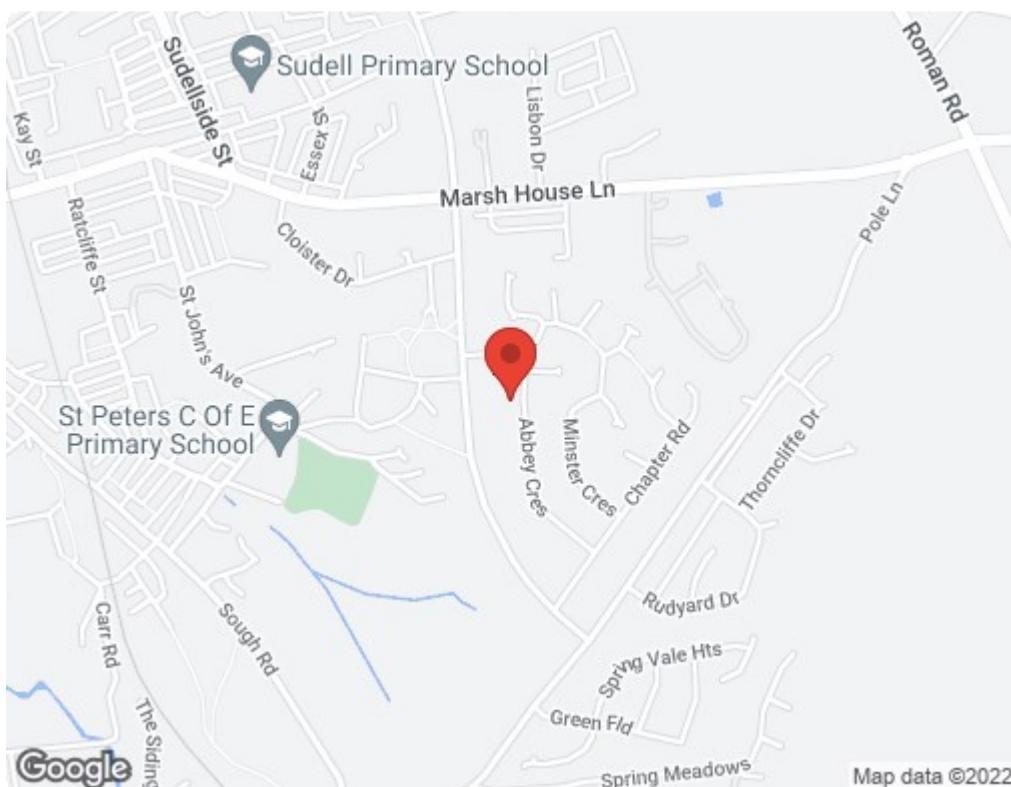
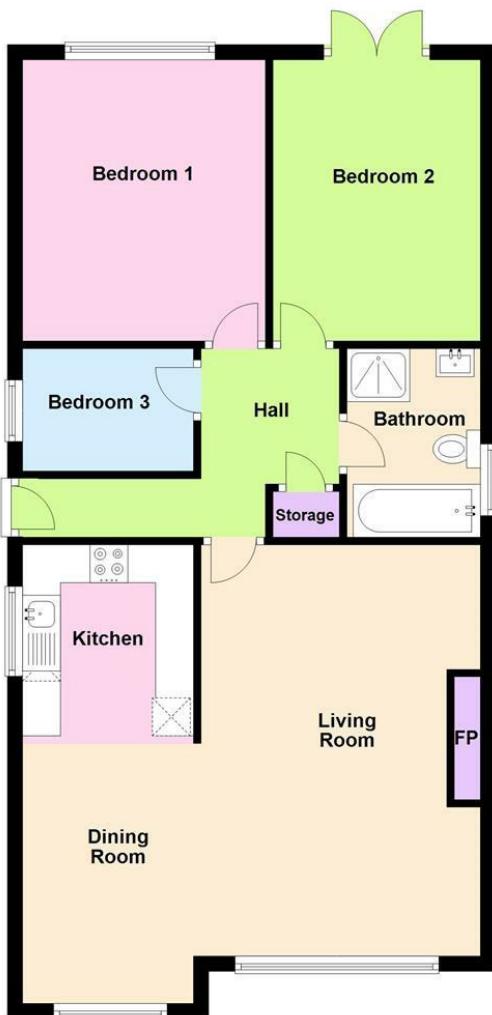
An enclosed garden with a paved patio area leading down to a tiered garden with bedding areas. Picturesque views of Darwen Tower and the surrounding countryside.

## Garage

Detached single garage which can be accessed from the front and rear of the property.



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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