



## Briarcroft, Darwen

**\*\* BEAUTIFUL THREE BEDROOM DETACHED HOME IN DESIRABLE AREA \*\***

We are thrilled to introduce to the market this impressive detached property in the sought after area of Lower Darwen. Located in a serene residential cul-de-sac, this deceptively spacious family home boasts a large living room, conservatory, kitchen, downstairs WC, three double bedrooms, three piece bathroom suite and en-suite to master. With an extensive driveway, garage and rear garden, this property truly has it all and would be perfectly suited to a family looking for their forever home!

Situated just off Milking Lane, there are a range of amenities on the doorstep including convenience stores, petrol station, places to eat and well-established schools. Moreover, the M65 is a five minutes drive away and there are bus routes providing easy access to Blackburn Town Centre, Bolton, Preston and beyond.

Get in contact with our sales team to arrange a viewing on this incredible property!

- Stunning Detached Family Home
- Beautiful Fitted Kitchen
- Downstairs WC
- Freehold
- Large Living Room
- Three Double Bedrooms
- Driveway For Multiple Vehicles
- Conservatory
- En-Suite to Master
- Council Tax Band D

**Offers in the region of £220,000**

# Briarcroft, Darwen

## Ground Floor

### Porch

4'11" x 3'8" (1.50 x 1.12)

UPVC double glazed circular window, central heating radiator, ceiling spotlight, laminate flooring.

### Living Room

25'9" x 11'10" (7.86 x 3.62)

UPVC double glazed bay window, UPVC double glazed Patio doors to conservatory, coving to ceiling, two central heating radiators, two ceiling light fittings, access to kitchen, doors to downstairs WC/ stairs to first floor, laminate flooring.

### Kitchen

9'4" x 9'4" (2.85 x 2.85)

UPVC double glazed window, UPVC double glazed door to conservatory, a range of white wall and base units with granite worktops, one and a half sink and drainer with mixer tap, free standing oven with four ring gas hob and extractor hood, space for washing machine and fridge freezer, part tiled elevations, central heating radiator, ceiling light fitting, vinyl flooring.

### Downstairs WC

6'0" x 2'2" (1.84 x 0.67)

Two piece bathroom suite comprising of: a close coupled front mount WC, wall mounted wash basin with traditional taps, alarm system, ceiling light fitting, laminate flooring.

### Conservatory

17'7" x 9'1" (5.36 x 2.79)

UPVC double glazed windows, UPVC double glazed Patio doors to rear, electric central heating radiator, wall light fitting, access to conservatory from kitchen and living room, laminate flooring.

## First Floor

### Landing

9'4" x 8'8" (2.87 x 2.65)

UPVC double glazed window, central heating radiator, ceiling light fitting, loft access, smoke alarm, doors to the three double bedrooms and three piece bathroom suite, carpeted stairs leading to laminate flooring on the landing.

### Bedroom One

8'10" x 10'7" (2.71 x 3.24)

UPVC double glazed window, coving to ceiling, central heating radiator, ceiling light fitting, door to en-suite, carpet flooring.



### En-Suite

6'0" x 4'4" (1.84 x 1.34)

UPVC double glazed frosted window, three piece bathroom suite comprising of: a close coupled dual flush WC, full pedestal wash basin with traditional taps, corner glass shower cubicle with overhead shower attachment, full tiled elevations, laminate flooring.

### Bedroom Two

12'11" x 10'7" (3.95 x 3.24)

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

### Bedroom Three

9'7" x 9'4" (2.93 x 2.87)

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

### Bathroom

9'6" x 5'3" (2.91 x 1.61)

UPVC double glazed frosted window, three piece bathroom suite comprising of: close coupled front mount WC, full pedestal wash basin with mixer tap, wood panel bath with glass screen and overhead shower attachment, part tiled elevations, ceiling light fitting, two central heating radiators, door to airing cupboard, laminate flooring.

### External

#### Front

Large brick paved driveway for multiple vehicles, part AstroTurf lawn to the side of the property.

#### Rear

Low maintenance brick paved garden with gravel bedding area and wood fence surround, gated access to the front of the property.

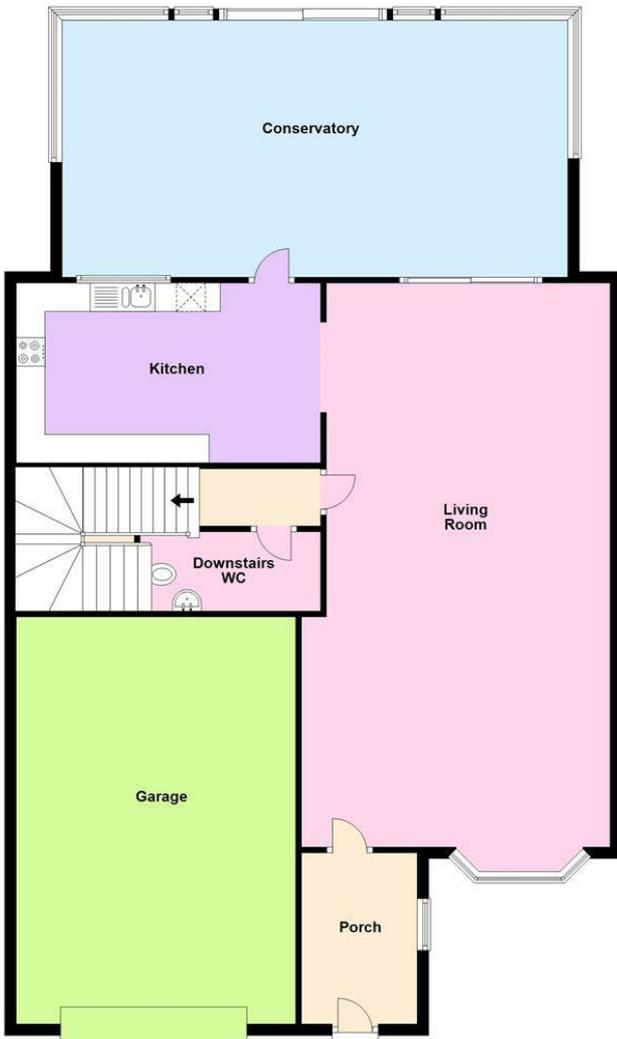
### Garage

14'9" x 8'0" (4.52 x 2.44)

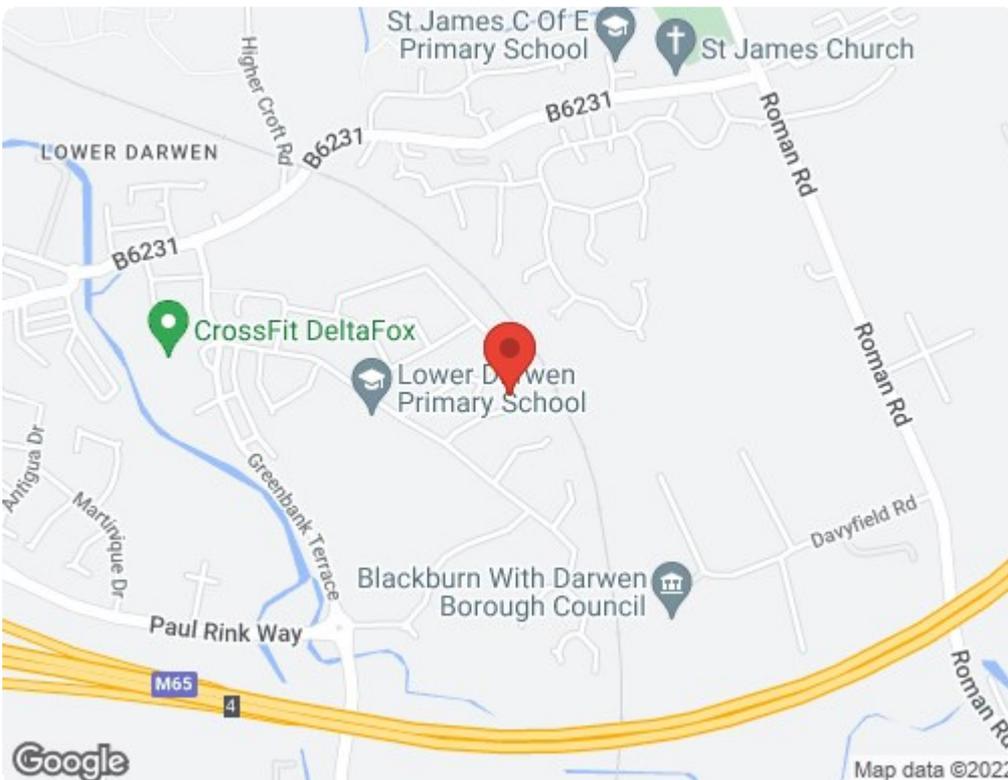
Power, consumer unit, 'Worcester' Combination boiler with 'MagnaClean' filtration.



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC