



Caltha Drive, Darwen

*****EXCEPTIONAL FAMILY HOME - EXCELLENT LOCATION*****

We are extremely excited to welcome to market this BEAUTIFULLY PRESENTED and COMPLETELY CHARMING family home. Located in an EVER POPULAR LOCATION in Lower Darwen, we cannot recommend internal viewing enough which is a credit to the current owner.

Both double bedrooms benefit from STUNNING FULLY FITTED EN-SUITES, as well as large living accommodation downstairs, detached garage and an enchanting rear garden, this beautiful home would be ideal for any FIRST TIME BUYER or someone looking to downsize, Viewing is strongly advised to truly see what this property has to offer.

- Popular Location
- Two Double Bedrooms
- Beautifully Presented
- Two En-Suites
- Stunning Bathrooms
- Driveway
- Ideal Family Home
- Rear Decked Garden
- Close To Motorway Links
- Generous Living Space

Offers over £130,000

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Living Room

17'3" x 12'6" (5.26 x 3.83)

Kitchen

10'0" x 6'2" (3.06 x 1.90)

Bedroom One

12'7" x 8'2" (3.86 x 2.51)

En-Suite

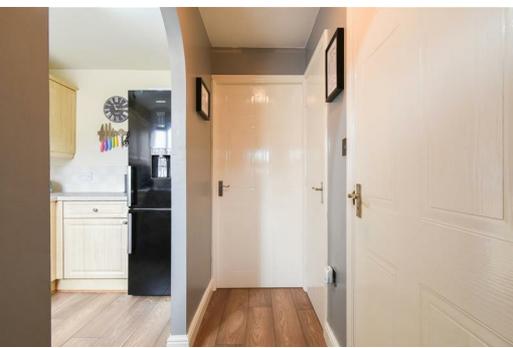
6'2" x 6'1" (1.88 x 1.86)

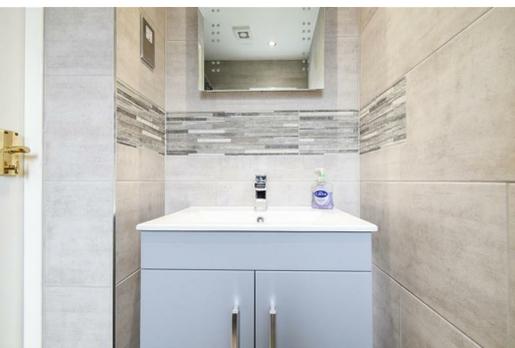
Bedroom Two

10'7" x 9'5" (3.24 x 2.89)

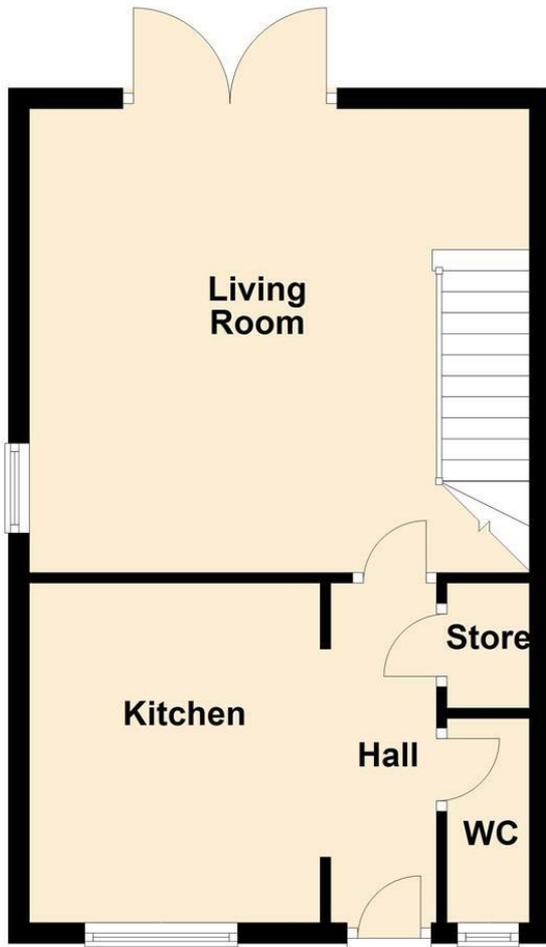
En-Suite

6'0" x 3'3" (1.84 x 1)

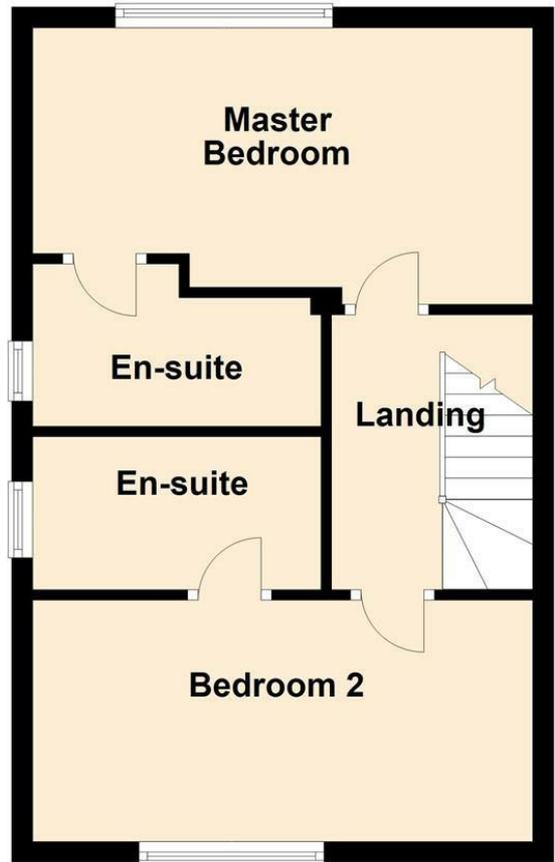




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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