

# curtis law

## ESTATE AGENTS



### Beech Grove, Darwen

**\*\* EXCELLENT THREE BEDROOM SEMI- DETACHED PROPERTY \*\***

Take a look inside of this outstanding three bedroom semi-detached home located in the ever so popular town of Darwen! Boasting spacious accommodation with a living room, conservatory, beautifully fitted kitchen, downstairs WC, large driveway and charming rear garden, a growing family would be perfectly suited to this property.

Conveniently located, this property benefits from being a stones throw away from amenities including shops, convenience stores, bus routes and well-established schools. For commuters, junction 4 for the M65 is close by which provides excellent access to Preston, Manchester and beyond.

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

- Semi- Detached Property
- Spacious Conservatory
- Large Rear Garden
- Leasehold
- Living Room
- Three Bedrooms
- Excellent Location
- Fitted Kitchen
- Downstairs WC
- Council Tax Band B

**Offers over £175,000**



# Beech Grove, Darwen

## Ground Floor

### Porch

UPVC double glazed frosted windows, UPVC double glazed frosted wood entrance door, wood door to hall.

### Hall

Ceiling light fitting, door to living room, stairs to first floor, carpet flooring.

### Living Room

14'3" x 11'6" (4.36m x 3.53m)

UPVC double glazed window, coving to ceiling, ceiling light fitting, central heating radiator, smoke alarm, fireplace point with multifuel fireplace, fitted wall storage unit, door to kitchen, laminate flooring.

### Kitchen

9'6" x 8'1" (2.90m x 2.47m)

UPVC double glazed arched door to conservatory, a range of white wall and base units with granite worktops, sink and drainer with mixer tap, integrated electric oven and microwave in high rise unit, four ring ceramic hob and extractor hood, plumbing for washing machine, space for dryer and fridge freezer, part tiled elevations, coving to ceiling, ceiling light fitting, open access to small hall with doors to the WC and bedroom three, tiled flooring.

### Conservatory

16'6" x 12'8" (5.04m x 3.87m)

UPVC double glazed windows, UPVC double glazed doors to rear, ceiling light fitting, two wall light fittings, central heating radiator, laminate flooring.

### Bedroom Three

12'4" x 7'6" (3.78m x 2.31m)

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

### Downstairs WC

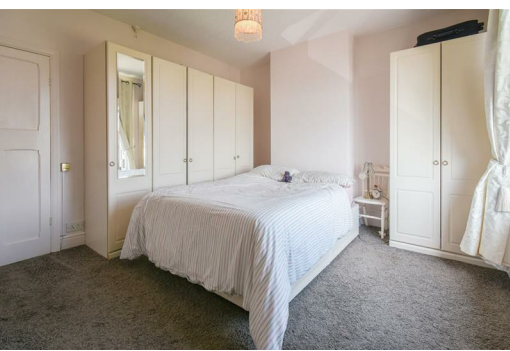
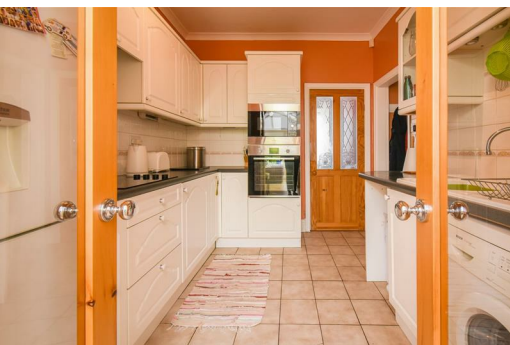
8'1" x 2'4" (2.48m x 0.73m)

UPVC double glazed frosted window, close coupled front mount WC, wall mounted wash basin with traditional taps, ceiling light fitting, vinyl flooring.

## First Floor

### Landing

UPVC double glazed window, ceiling light fitting, doors to two bedrooms and a three piece bathroom suite, carpet flooring.



### Bedroom One

12'6" x 11'6" (3.83m x 3.52m)

UPVC double glazed window, ceiling light fitting, central heating radiator, built-in wardrobes, carpet flooring.

### Bedroom Two

9'5" x 8'1" (2.89m x 2.48m )

UPVC double glazed window, coving to ceiling, ceiling light fitting, central heating radiator, built-in wardrobes, laminate flooring.

### Bathroom

6'1" x 5'7" (1.86m x 1.71m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a close coupled front mount WC, full pedestal wash basin with traditional taps, panel bath with traditional taps and 'Triton' electric shower, full tiled elevations, central heating radiator, ceiling light fitting, door to airing cupboard, vinyl flooring.

### External

#### Front

Block paved driveway for off road parking, graveled bedding area with mature shrubbery and hedging, open access to rear.

#### Rear

Paved patio area with a large laid to lawn garden, paved pathway leading to shed, mature shrubbery and hedging.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		