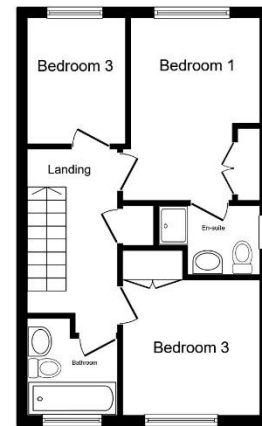
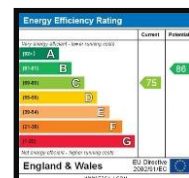


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyHub.co.uk



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BEGONIA VIEW, DARWEN, BB3 0TD



- Superb detached family home
- Very popular location
- Modern interior, impressive fitted kitchen
- 3-4 bedrooms, 2 reception rooms
- Good local amenities
- Excellent transport links
- Generous size garden
- Viewing highly recommended



£265,000

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A great opportunity to purchase this lovely 3-4 bedroom detached property, situated in a very popular modern development. The property is ideally located, close to the motorway network, good schools, Darwen, Blackburn and good transport links, making this an ideal property for commuters wishing to travel throughout the north-west. This well presented and spacious property has been converted, creating a fourth bedroom on the ground floor, for what was originally the garage. There is a good opportunity to extend the property, subject to planning permission. Viewing is highly recommended to fully appreciate this lovely family Home through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises Entrance hall, guest WC room, fourth bedroom, lounge, separate dining room and a superb kitchen breakfast room. On the first floor there are three good sized bedrooms and a bathroom. The master bedroom has an en suite shower room. Outside there is a laid to lawn garden to the front and a driveway which provides ample off-street parking leading to a useful storage room (originally part of the garage). The rear garden is generous in size with a laid lawn area and a paved patio. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door leading to

Entrance hall: Radiator enclosed staircase to the landing.

Guest w.c room: uPVC frosted double glazed window front aspect, close coupled WC, wash basin, tiled splashback, radiator.

Lounge: uPVC double glazed window front aspect, two radiators, coving to the ceiling.

Open through to

Dining room: Double glazed bi folding door, rear garden aspect, radiator, coving to the ceiling.

Kitchen breakfast room: uPVC bi folding double glazed door and window, garden aspect, contemporary fitted kitchen with matching wall and base units, with quartz worktop surfaces, breakfast bar and splashback's, inset sink unit with mixer tap, two built-in ovens, integrated dishwasher and washing machine, space for an American style fridge freezer, tiled floor, two radiators, built-in under stairs storage cupboard, inset spotlights to the ceiling, further uPVC double glazed door side aspect.

Ground floor bedroom four: uPVC double glazed window side aspect, fitted storage cupboard, radiator, inset spotlights to the ceiling

Landing: Built in airing cupboard, access to the loft, doors lead to,

Bedroom 1: uPVC double glazed window rear garden aspect, radiator below, fitting wardrobes with overhead storage cupboards and matching drawers.

En suite: uPVC frosted double glazed window side aspect, close coupled WC, wash basin with mixer tap, shower cubicle, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

Bedroom 2: uPVC double glazed window front aspect, radiator below, built-in wardrobes.

Bedroom 3: uPVC double glazed window rear aspect, radiator.

Bathroom: uPVC frosted double glazed window front aspect, modern white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights to the ceiling.

Outside: There is a driveway which provides parking for two vehicles, leading to a storage room with an up and over door. There is a laid to lawn garden and pathways along the side elevations and a gate giving access to the rear garden. To the rear there is a generous sized garden which is mostly laid to lawn with plant displays and a paved patio.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 January 1996

Council tax: Cardwells estate agents research shows the property is band D annual charges of £2225

Flood risk information: Cardwells estate agents Bolton research shows the property is in a 'no risk' flood area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

