



## 12 Cuckoo Close, Darwen

**£295,000**

A very attractive, stone built modern detached house enjoying a cul-de-sac location, with open aspects towards Darwen Tower, in this popular residential area, off Cranberry Lane. The well-presented living accommodation is approximately three years old and has a modern contemporary finish throughout. There is a lounge, a fully fitted dining kitchen, separate utility room and a two-piece cloakroom on the ground floor. There are four double bedrooms (one with ensuite shower room) and a three-piece family bathroom on the first floor. Gas central heating and PVC double-glazing are both installed. Externally there are private gardens to the front and rear, a double width driveway leading to an integral garage. Viewing is highly recommended.

