



## 22 Antigua Drive, Lower Darwen, Darwen

£295,000

A very impressive and larger than average modern detached house enjoying a cul-de-sac location in this much sought after and convenient residential development of Oakenhurst farm. This extended property provides excellent family sized accommodation with 4 bedrooms (one of which has adjoining dressing room/office), en-suite shower room, family bathroom and 2 piece cloakroom. There is an attractive lounge, dining room and an extended fully fitted kitchen with adjoining dining area. It is tastefully decorated throughout, has attractive flooring, gas central heating and PVC double glazing. Externally, there is a double width driveway and an enclosed rear garden with decked, paved and lawned areas. Viewing is essential to fully appreciate.

### ACCOMMODATION



## 22 Antigua Drive, Lower Darwen, Darwen

### ENTRANCE HALL

Radiator, laminate flooring

### 2 PIECE CLOAKROOM

Wash basin, WC, radiator, PVC double glazing, laminate flooring, 1/2 tiled

### LOUNGE

14' 6" x 13' 4" (4.42m x 4.06m) Living flame gas fire, fire surround, radiator, PVC double glazing, attractive flooring, double doors to

### DINING ROOM

9' 11" x 7' 10" (3.02m x 2.39m) Radiator, PVC double glazed french doors

### OPEN-PLAN KITCHEN

16' 5" x 11' 7" (5m x 3.53m) wall & floor units, single drainer bowl 1/2 sink unit, built in oven, hob, extractor, dishwasher, skirting heaters, foot lighting, laminate flooring, breakfast bar, cupboard under stairs

### DINING AREA

13' 2" x 7' 0" (4.01m x 2.13m) Radiator, PVC double glazed window, laminate flooring

### FIRST FLOOR

### LANDING

AC, Megaflo cylinder

### BEDROOM ONE

12' 4" x 9' 8" (3.76m x 2.95m) Radiator, PVC double glazed window

### EN-SUITE SHOWER ROOM

Walk in shower, wash basin, WC, 1/2 tiled walls, PVC double glazed window

### BEDROOM TWO

9' 9" x 7' 0" (2.97m x 2.13m) (Plus 8'5" x 6'3") 2 radiators, 2 x PVC double glazed windows

### BEDROOM THREE

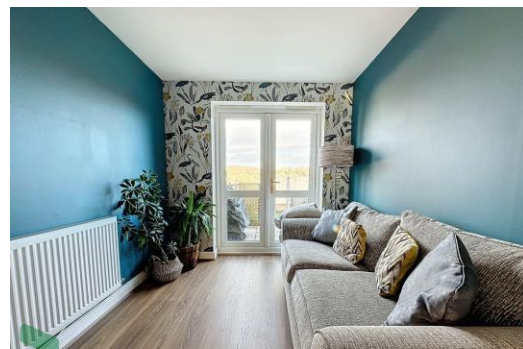
14' 9" x 6' 11" (4.5m x 2.11m) Radiator, PVC double glazed window, electric radiator

### BEDROOM FOUR

10' 1" x 9' 5" (3.07m x 2.87m) PVC double glazed window, radiator

### FAMILY BATHROOM

6' 0" x 6' 0" (1.83m x 1.83m) Panelled bath, shower above, wash basin, WC,



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	74c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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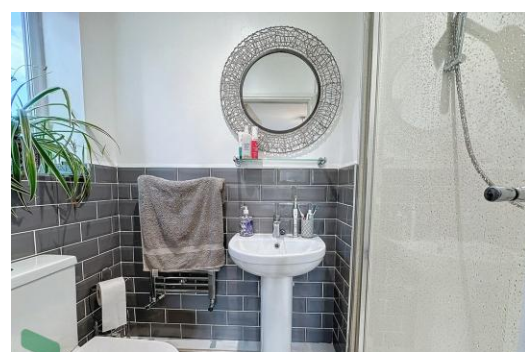
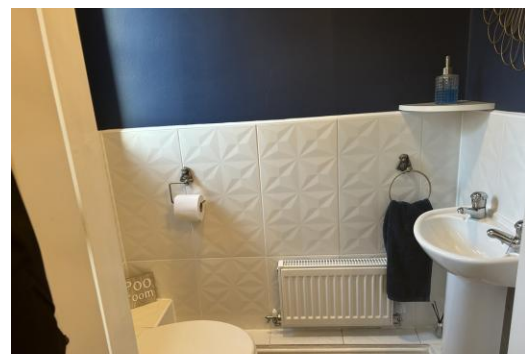
PVC double glazed window, fully tiled walls, spotlighting

### OUTSIDE

Rear garden - lawned & decked areas with a paved patio, double driveway to front

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Darwen

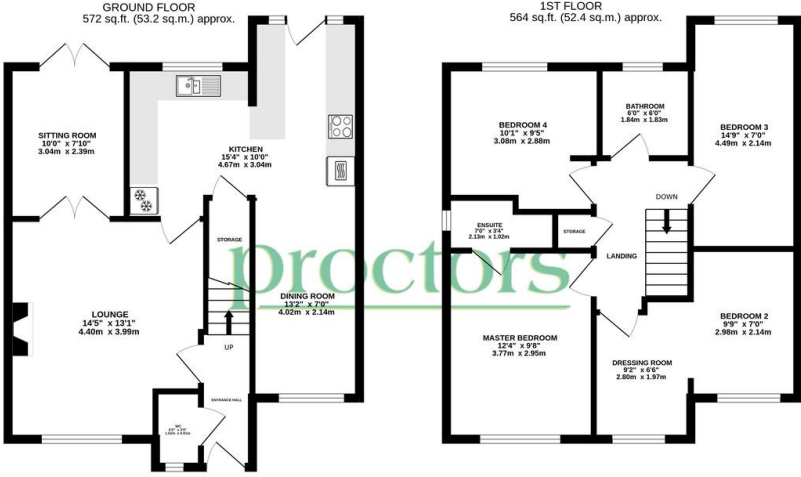
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX

Tel. 01254 705521

Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)

Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)

# 22 Antigua Drive, Lower Darwen, Darwen



22 ANTIGUA DRIVE - MARKETED BY PROCTORS ESTATE AGENTS  
 TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Proctors Darwen**  
 238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
 Tel. 01254 705521  
 Email. darwen@proctorsstateagents.co.uk  
 Web. proctorsstateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		