

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	70	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Antigua Drive, Lower Darwen, BB3 0SF

### £1,395 PCM

A FANTASTIC FAMILY HOME IN A POPULAR AREA

Nestled in the charming Antigua Drive of Darwen is this stunning detached family home. Benefiting from four generously sized bedrooms, offering ample space for your family or guests. The main bedroom boasts an en suite, providing a touch of luxury and convenience. One of the highlights of this property is the beautiful garden that wraps around both the front and rear of the house, perfect for summer barbecues with friends and family. The property also benefits from an integral garage and off road parking. Perfectly suited to a family looking for a property to move straight into! Situated within close proximity to local shops and amenities, view early to avoid disappointment!

The property comprises briefly; entrance into a welcoming hallway that has doors to the WC, kitchen and reception room as well as the staircase to the first floor. The reception room has double doors through to the dining room. The dining room has French doors to the conservatory and a door to the kitchen. The kitchen has modern fitted appliances, French doors to the conservatory and a door to the garage. The first floor landing houses doors on to four generously sized bedrooms, family bathroom and airing cupboard. The main bedroom benefits from an en suite shower room. Externally to the rear of the property is an enclosed flagged patio with stone chippings and storage shed. The front of the property has a laid to lawn garden, off road parking and access to the garage.

For further information or to arrange a viewing please contact our lettings team at your earliest convenience.

# Antigua Drive, Lower Darwen, BB3 0SF

## £1,395 PCM



- Tenure Freehold
- Council Tax Band D
- EPC Rating C
- Off Road Parking With Driveway And Access To An Integral Garage
- Spacious Four Bedroom Detached Property
- Ideal Family Home
- Sought After Area
- Wrap Around Gardens
- Easy Access To Major Commuter Routes
- Viewing Essential

### Ground Floor

#### Entrance

Composite door to hallway.

#### Hallway

12'6 x 7' (3.81m x 2.13m)

Central heating radiator, tile flooring, door to reception room one, kitchen, WC and stairs to first floor.

#### WC

4'9 x 3'8 (1.45m x 1.12m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wall mounted sink with mixer tap, part tiled elevation and tiled flooring.

#### Reception Room One

16'2 x 11'5 (4.93m x 3.48m)

UPVC double glazed window, central heating radiator, coving, television point, fireplace and French doors to reception room two.

#### Reception Room Two

11' x 10'6 (3.35m x 3.20m)

UPVC double glazed French doors to conservatory, central heating radiator and door to kitchen.

#### Kitchen

16'6 x 10'6 (5.03m x 3.20m)

UPVC double glazed window, UPVC French doors to conservatory, central heating radiator, wood panelled wall and base units, marble work tops, high rise double oven, five ring gas hob, tiled splash back, extractor hood, inset stainless steel one and a half sink and drainer with mixer tap, pan drawers, fridge freezer, dish washer, door to garage, spotlights and tiled flooring.

#### Garage

16'6 x 8'3 (5.03m x 2.51m)

Up and over door, power and lighting.

#### Conservatory

24'3 x 10'6 (7.39m x 3.20m)

UPVC French doors to rear, UPVC door to side, UPVC double glazed windows, central heating radiator and tiled flooring.

### First Floor

#### Landing

Loft access, smoke alarm, wood effect floor, doors to four bedrooms, bathroom and airing cupboard.

#### Bedroom One

15'6 x 15'4 (4.72m x 4.67m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect floor and door to en suite.

#### En Suite

7'6 x 6'5 (2.29m x 1.96m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed corner shower, tiled elevation and tiled flooring.

#### Bedroom Two

11'11 x 11'9 (3.63m x 3.58m)

UPVC double glazed window, central heating radiator, wood effect floor and fitted wardrobes.

#### Bedroom Three

9'3 x 8'10 (2.82m x 2.69m)

UPVC double glazed window, central heating radiator, wood effect floor and fitted wardrobes.

#### Bedroom Four

14'1 x 8'6 (4.29m x 2.59m)

UPVC double glazed window, central heating radiator, wood effect flooring and fitted wardrobes.

#### Bathroom

6'7 x 6'2 (2.01m x 1.88m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with mixer taps with overhead electric feed shower, part tiled elevation and tiled flooring.

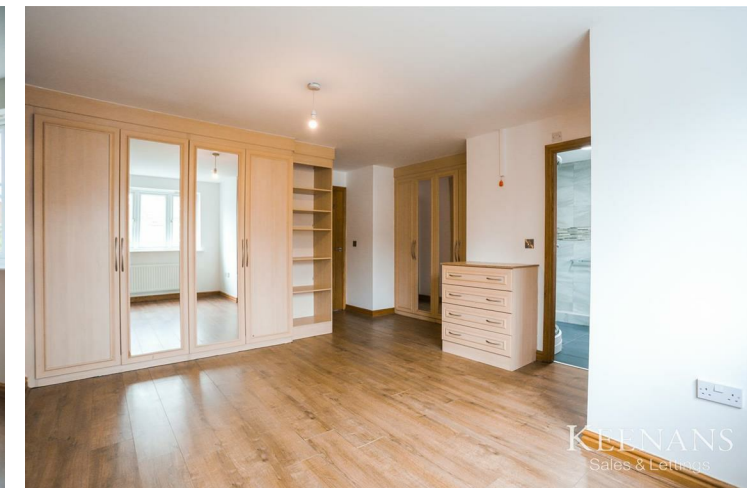
#### External

##### Rear

Enclosed paved patio, stone chipping and storage shed.

##### Front

Laid to lawn garden, driveway and access to integral garage.



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