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ESTATE AGENTS



Briarcroft, Darwen

*** NO CHAIN *** IMPRESSIVE DETACHED RESIDENCE WITH TWO STOREY EXTENSION ***

Nestled within a peaceful cul-de-sac, Curtis Law Estate Agents are delighted to welcome this striking four bedroom detached home to the market! Boasting an abundance of space with a two storey extension housing the snug living/ dining space, utility room, fourth bedroom and office space, this immaculately presented property offers an open plan lounge and dining room, utterly gorgeous kitchen, en-suite to the master bedroom and four piece bathroom suite. Alongside a large garden and driveway for three vehicles, this property truly feels like home the moment you arrive and ticks all the boxes for a family!

Situated just off Milking Lane, there are a range of amenities on the doorstep including convenience stores, petrol stations, places to eat and well-regarded schools. For commuters, the M65 is a five minutes drive away and there are bus routes providing easy access to Blackburn Town Centre, Bolton, Preston and beyond.

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

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT 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.

- Detached Family Home
- Well Presented
- Large Rear Garden With Summer House
- Four Bedrooms
- Utility Room
- Driveway For Three Vehicles
- Leasehold- £75PA
- En-Suite to Master
- Two Storey Extension

Offers in the region of £279,000

Briarcroft, Darwen

Ground Floor

Entrance Porch

4'10" x 3'6" (1.48m x 1.08m)

Composite entrance door with double glazed panel, uPVC double glazed circular window, door to lounge/ dining room.

Lounge and Dining Area

25'8" x 11'7" (7.84m x 3.54m)

UPVC double glazed bay window, uPVC double glazed Patio doors to rear, two ceiling light fittings, two wall light fittings, two central heating radiators, coving to ceiling, feature wood burner to open chimney breast with wood mantel and spotlights, space for dining set, smoke alarm, doors to kitchen and stairs, carpeted flooring.

Kitchen

9'5" x 9'3" (2.88m x 2.84m)

UPVC double glazed window, a range of white wall and base units with laminate worktops, part tiled splash backs, stainless steel sink and drainer with pull down spray kitchen tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and dishwasher, integrated wine cooler, open access to snug area ceiling spotlights, coving to ceiling, extractor fan, vinyl flooring.

Snug (Living/ Dining Room)

12'11" x 7'7" (3.95m x 2.32m)

UPVC double glazed Patio doors to rear, ceiling light fitting, central heating radiator, coving to ceiling, space for dining set and couch, door to utility, open access to kitchen, vinyl flooring.

Utility Room

10'0" x 4'6" (3.07m x 1.38m)

UPVC double glazed window, uPVC double glazed door to side of property, laminate worktop with plumbing for washing machine and dryer, door to under stair storage, ceiling light fitting, extractor fan, dado rail, vinyl flooring.

WC

6'1" x 2'0" (1.87m x 0.62m)

Low level dual flush WC, wall mounted wash basin with waterfall effect mixer tap, full tiled elevations, ceiling light fitting, central heating radiator, extractor fan, consumer unit, tiled flooring.

First Floor

Landing

9'3" x 8'6" (2.83m x 2.60m)

Landing accessed via door from lounge/ dining room, stairs leading up and splits into two separate landings (original and extension), original landing comprises of: ceiling light fitting, coving to ceiling, smoke alarm, doors to three double bedrooms and a four piece bathroom suite, carpeted flooring.

Bedroom One

11'10" x 10'7" (3.63m x 3.24m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, door to en-suite, carpeted flooring.



En-Suite

6'0" x 4'4" (1.83m x 1.33m)

UPVC double glazed frosted window, a three piece wet room ensuite comprising of: low level dual flush, full pedestal wash basin with waterfall effect mixer tap, walk-in shower cubicle with direct feed waterfall effect shower, full tiled elevations, ceiling spotlights, two chrome central heating towel rails, laminate flooring.

Bedroom Two

13'2" x 10'7" (4.02m x 3.23m)

UPVC double glazed bay window, ceiling light fitting, central heating radiator, carpeted flooring.

Bedroom Three

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Bathroom

9'5" x 5'0" (2.88m x 1.53m)

UPVC double glazed frosted window, a four piece bathroom suite comprising of: a low level dual flush WC, full pedestal wash basin with waterfall effect mixer tap, panel bath with waterfall effect mixer tap, full enclosed shower cubicle with direct feed waterfall effect showerhead, full tiled elevations, ceiling spotlights, two chrome central heating towel rail, laminate flooring.

Further Landing

9'5" x 2'4" (2.88m x 0.73m)

UPVC double glazed window, part of extension which provides access to fourth bedroom and office space, ceiling light fitting, coving to ceiling, smoke alarm, carpeted flooring.

Bedroom Four

10'6" x 9'1" (3.21m x 2.79m)

UPVC double glazed window, ceiling light fitting, central heating radiator, laminate flooring.

Office

10'7" x 5'7" (3.24m x 1.71m)

UPVC double glazed window, ceiling light fitting, central heating radiator, laminate flooring.

External

Front

Block paved driveway for up to three vehicles, laid to lawn garden patch.

Rear

Large garden with part decking and artificial grass leading up to a mainly laid to lawn garden with mature shrubbery, greenhouse, two sheds.

Garage

Single attached garage, up and over door.

Additional Information

Leasehold- £75PA 999yrs from 1990 (Every October)

Council Tax Band C- Blackburn With Darwen

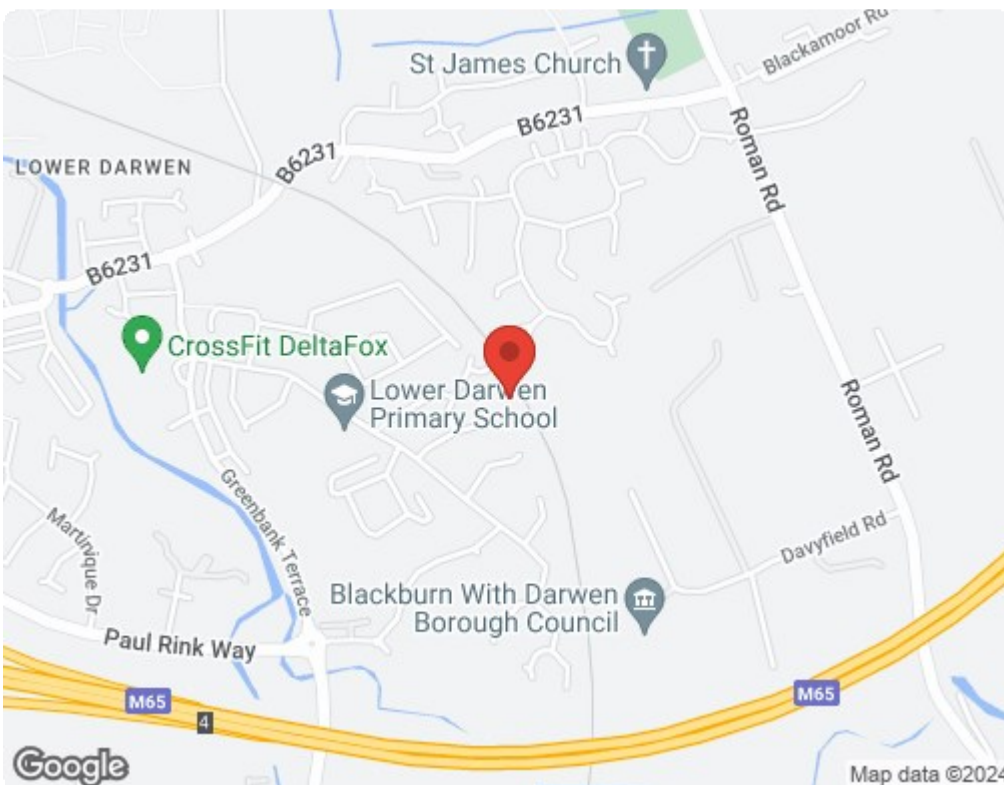
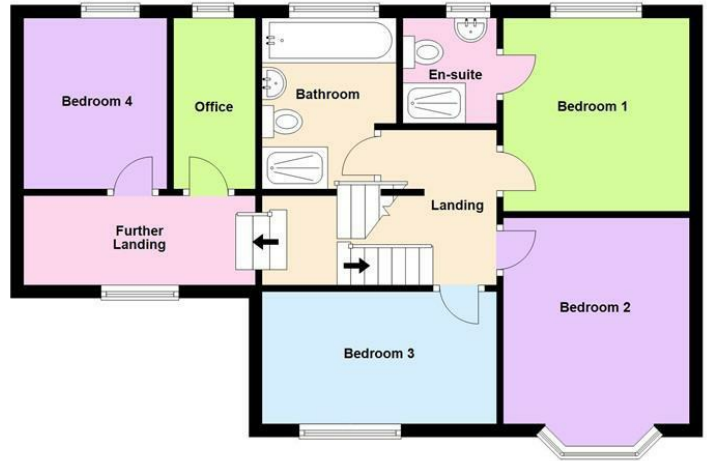
EPC C



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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EU Directive 2002/91/EC		