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ESTATE AGENTS



Abbey Crescent, Darwen

Nestled in the charming locale of Abbey Crescent, Darwen, this stunning three-bedroom detached bungalow offers a perfect blend of comfort and picturesque views. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests. Each of the three bedrooms is well-proportioned, providing ample space for family living or guest accommodation.

One of the standout features of this delightful bungalow is its impressive views of the iconic Darwen Tower, which can be enjoyed from various vantage points within the home. The surrounding area is rich with natural beauty, making it a serene retreat for those who appreciate the outdoors.

As a freehold property, this bungalow offers the added benefit of ownership without the constraints of leasehold agreements. The abundance of amenities nearby ensures that all your daily needs are easily met, from shopping to recreational activities, making it an ideal location for families and individuals alike.

This bungalow is not just a home; it is a lifestyle choice, offering a tranquil setting with the convenience of urban living. Whether you are looking to downsize, seeking a family home, or simply desiring a peaceful retreat, this property is sure to impress. Do not miss the opportunity to make this beautiful bungalow your own.

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.

- Charming Detached Bungalow
- Envious Views Of Darwen Tower
- Open Plan Living/Dining Room
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Front and Rear Gardens
- Double Driveway And Detached Garage
- Council Tax Band D
- Freehold

Offers in the region of £245,000

Abbey Crescent, Darwen

Ground Floor

Hall

Two ceiling light fittings, central heating radiator, loft access, doors to three bedrooms, a modern fitted kitchen, open plan living/ dining area and four piece bathroom suite, carpet flooring.

Living Room

11'3" x 9'3" (3.43m x 2.82m)

Open plan living/ dining area: UPVC double glazed window, two ceiling light fittings, two wall light fittings, coving to ceiling, central heating radiator, electric fireplace with exposed brick wall feature, carpet flooring.

Dining Room

20'8" x 12'2" (6.30m x 3.71m)

Open plan living/ dining area: UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, serving hatch to kitchen, carpet flooring.

Kitchen

9'10" x 7'8" (3.00m x 2.36m)

UPVC double glazed window, a range of cream gloss wall and base units with laminate worktops, integrated electric oven with four ring induction hob and extractor hood, stainless steel one and a half sink and drainer with mixer tap, space for fridge freezer, washing machine and dishwasher, part tiled elevations, serving hatch to dining room, Combi boiler housed in wall unit, ceiling light fitting, under counter spotlights, bi-fold door leading out to hall, vinyl flooring.

Bedroom One

12'5" x 11'5" (3.81m x 3.48m)

UPVC double glazed window, coving to ceiling, ceiling light fitting, central heating radiator, carpet flooring.

Bedroom Two

12'5" x 9'6" (3.81m x 2.90m)

UPVC double glazed window, coving to ceiling, ceiling light fitting, central heating radiator, carpet flooring.

Bedroom Three

5'8" x 5'8" (1.75m x 1.75m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fitted storage space, carpet flooring.

Bathroom

8'9" x 6'2" (2.69m x 1.88m)

UPVC double glazed frosted window, a modern four piece bathroom suite comprising of: a close coupled dual flush WC, grey high gloss vanity unit with double countertop wash basin and mixer tap, corner panel bath with traditional taps and shower attachment, enclosed shower cubicle with showerhead attachment, part tiled elevations, ceiling light fitting, coving to ceiling, central heating radiator, tiled flooring.



Conservatory

17'7" x 9'3" (5.38m x 2.82m)

UPVC double glazed frosted window, a modern four piece bathroom suite comprising of: a close coupled dual flush WC, grey high gloss vanity unit with wash basin and mixer tap, corner panel bath with mixer tap, enclosed shower cubicle with showerhead attachment, part tiled elevations, ceiling light fitting, central heating radiator, tiled flooring.

External

Front

Brick paved double driveway, laid to lawn garden with mature shrubbery, double gates to entrance door, detached garage and rear garden.

Rear

A beautifully tiered garden with a paved patio area leading down to a laid to lawn garden with bedding areas and mature shrubbery, scenic views of Darwen Tower, access to detached garage.

Garage

Detached garage.

Agents Notes

Tenure: Freehold

Council Tax Band: D - Blackburn with Darwen

Property Type: Detached Bungalow

Property Construction: Brick & Stone

Water Supply: Mains

Electricity Supply: TBC

Gas Supply: TBC

Sewerage: Mains

Heating: TBC

Broadband: TBC

Mobile Signal: Good

Parking: Double Driveway & Garage

Building Safety: Unknown

Rights & Restrictions: Unknown

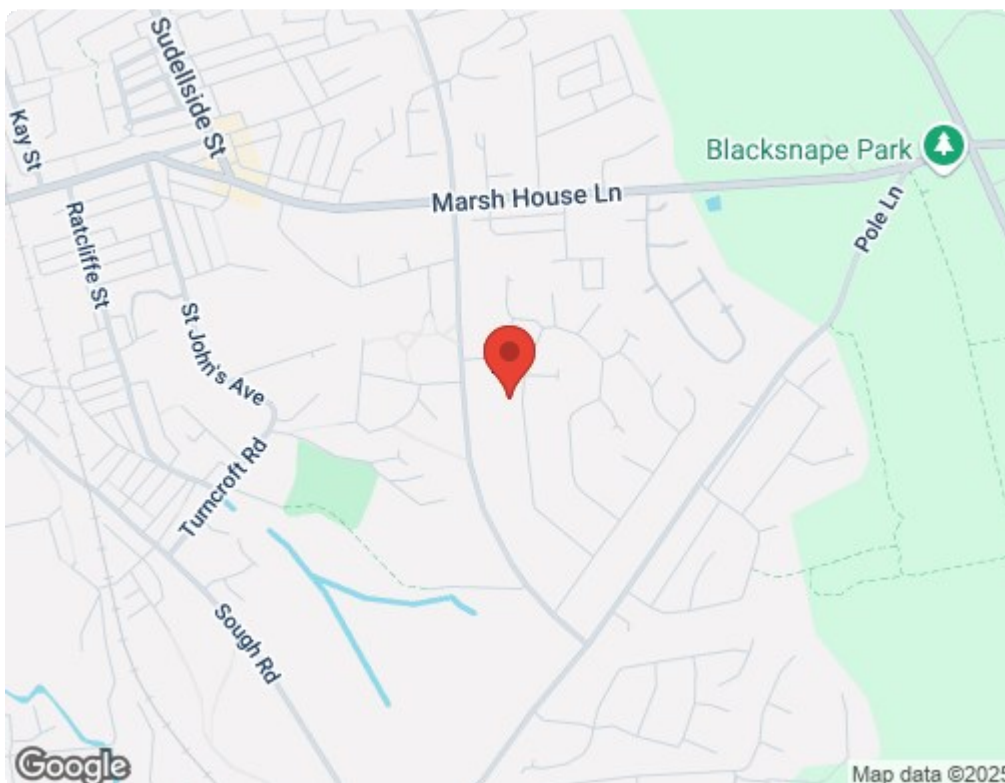
Flood & Erosion Risks: No

Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		