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Briarcroft, Lower Darwen, Darwen, BB3 0RT



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**Asking Price: £240,000**

With a generous floor space needing a touch of TLC this appeals to those wanting to make a property their own. Situated in Lower Darwen this detached home offers great potential for growing families to create their dream home for the foreseeable future.

The property comprises; entrance hallway, lounge, rear dining room, kitchen, utility and ground floor WC. To the first floor there is a landing area giving access to four good size bedrooms, one en-suite shower room and a main bathroom suite. To the front there is a double length driveway adequate for multiple vehicles leading to a single garage. To the rear, there is a two tiered garden with a mixture of lawn and patio.

The property is situated in range of great schools, both primary and secondary with a well respected primary school within a short walking distance. There is easy access to the M65 motorway link as well as through roads to local town centres including both Blackburn & Darwen.

**OUR THOUGHTS** - *'Tucked away in a corner plot with bundles of potential to develop further, I wouldn't let this one get away..'*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**HALLWAY**

5.11m (16' 9") x 2.06m (6' 9")

**LOUNGE**

5.33m (17' 6") x 3.28m (10' 9")

**DINING ROOM**

3.51m (11' 6") x 3.43m (11' 3")

**KITCHEN**

3.45m (11' 4") x 3.00m (9' 10")

**UTILITY ROOM**

3.23m (10' 7") x 1.60m (5' 3")

**GROUND FLOOR WC****BEDROOM ONE**

5.05m (16' 7") x 4.55m (14' 11")

**EN-SUITE**

2.01m (6' 7") x 1.78m (5' 10")

**BEDROOM TWO**

4.85m (15' 11") x 2.57m (8' 5")

**BEDROOM THREE**

3.40m (11' 2") x 3.25m (10' 8")

**BEDROOM FOUR**

2.84m (9' 4") x 2.57m (8' 5")

**BATHROOM**

2.16m (7' 1") x 1.73m (5' 8")

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01254 706471

**OPENING HOURS:**

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 4.00pm

**THINKING OF SELLING?**

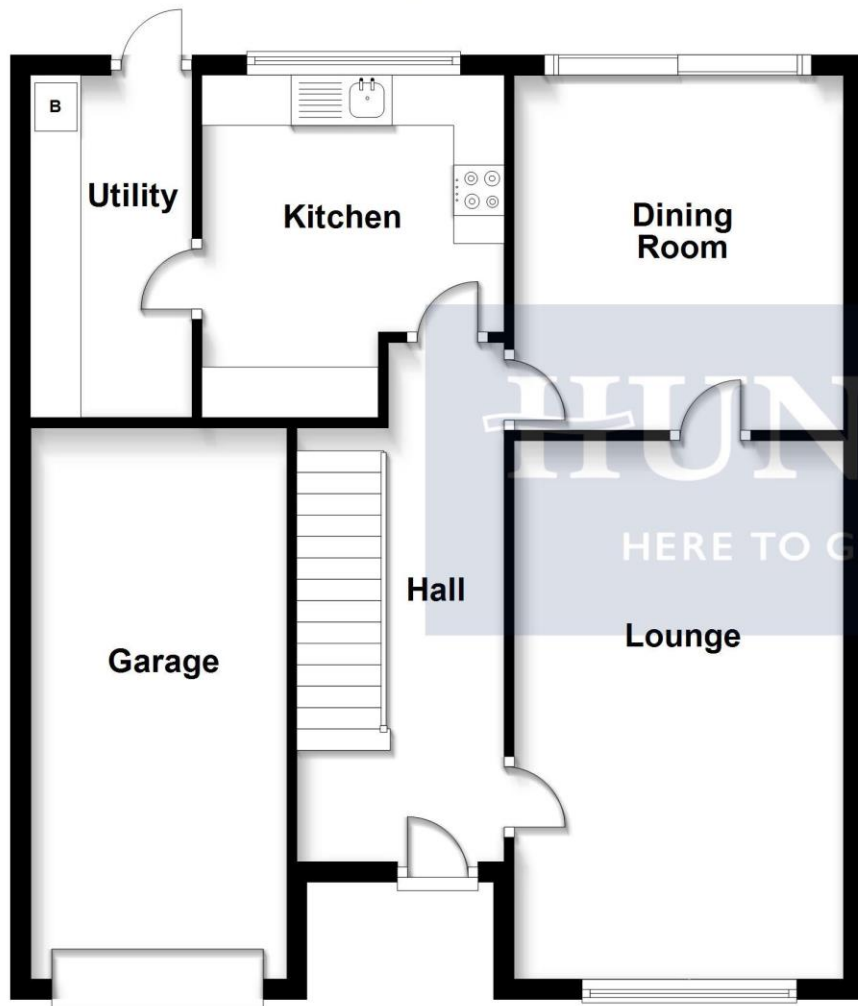
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

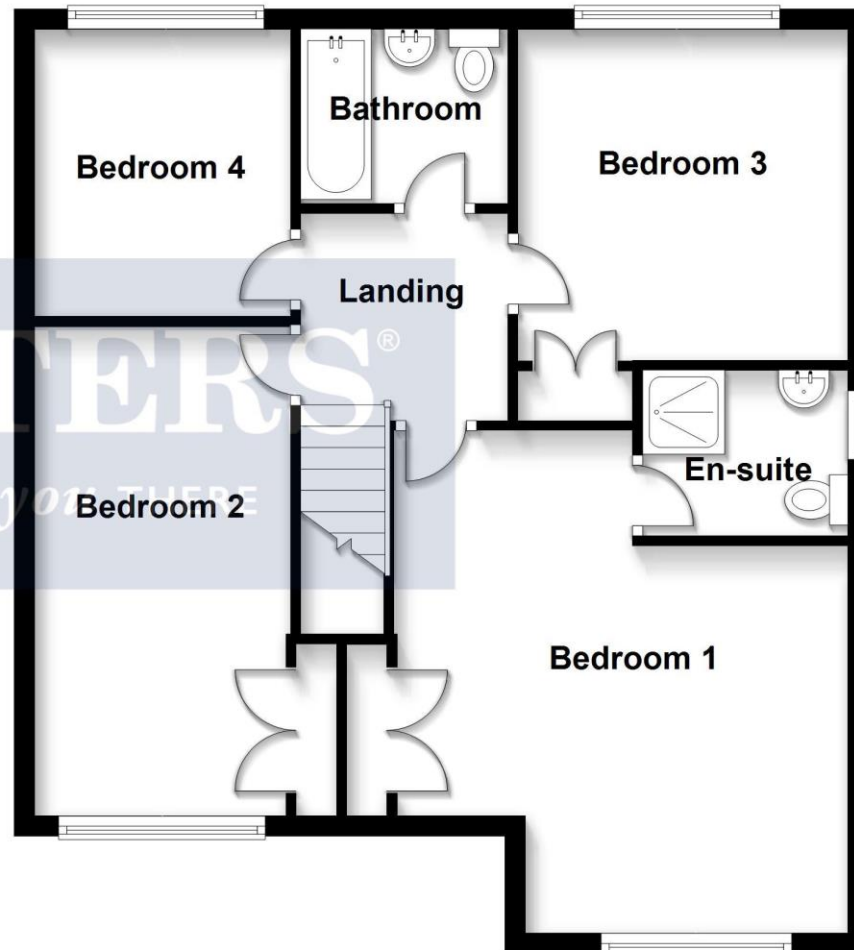
## Ground Floor

Approx. 69.5 sq. metres (748.6 sq. feet)



## First Floor

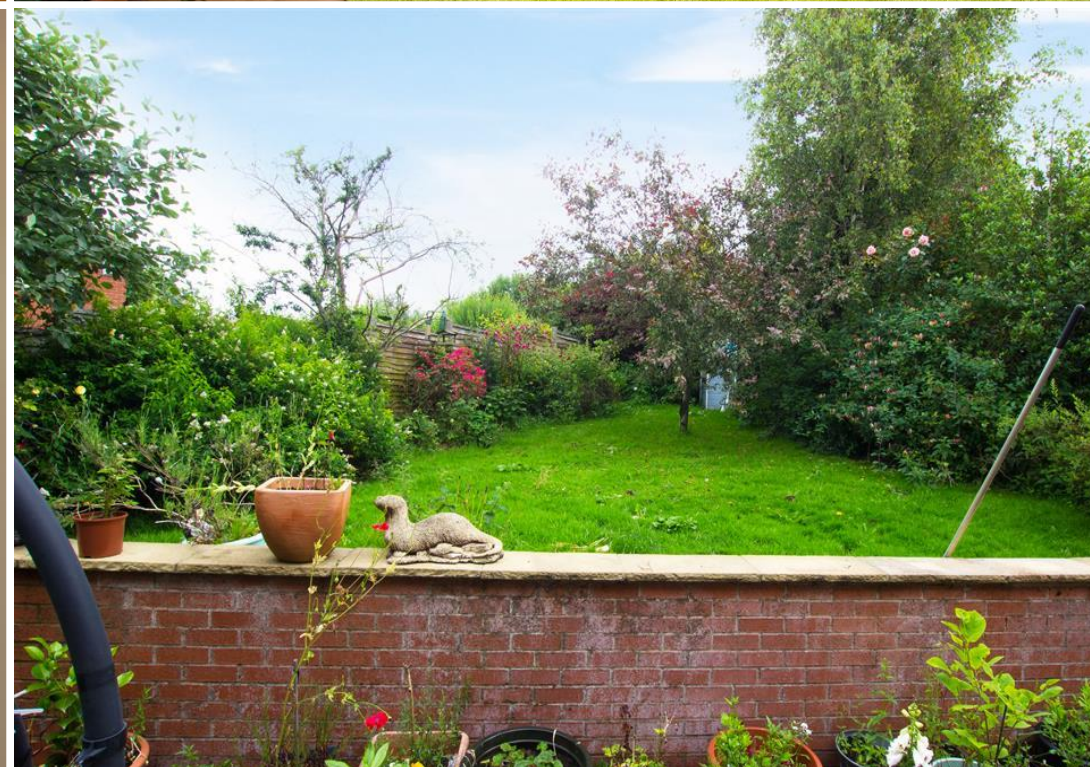
Approx. 66.5 sq. metres (716.0 sq. feet)



Total area: approx. 136.1 sq. metres (1464.6 sq. feet)

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Plan produced using PlanUp.

















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