



HUNTERS[®]
HERE TO GET *you* THERE

Richmond Park, Darwen, BB3 0JX

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Asking Price: £195,000

What an absolute gem! This beautiful detached home has been maintained and improved over the years to a top quality standard and has a range of impressive features.

The property comprises; entrance hall, open plan lounge & dining rooms, fitted kitchen, utility room, ground floor WC and a ground floor snug. The snug at one time was a garage but has been converted for extra living space. The utility room has a side external door accessing the rear garden and also gives access to a store room. To the first floor there is a bright landing giving access to three good size bedrooms, a master en-suite shower room and a main three piece shower room. The main bedroom benefits from fitted wardrobes & storage units and there is a storage area on the landing with a radiator inside, ideal for towels. Each room is designed and decorated to a modern standard, extremely easy on the eye and made for those wanting a stylish finish. For those security conscious, the property comes with a full security alarm system.

To the rear we come to what we in the industry refer to as the **USP** (unique selling point). A fabulous sized garden with a whole range of fantastic features, from lawn & flower beds to water features and chipping stones, a gardeners dream! To the front there is a private access road into this & the neighbouring property which leads to a double driveway. The property also has a small additional garden area adjacent to the access road in which will be shown on viewings.

Richmond Park provides privacy and an ideal family home for children to grow up in. Although slightly hidden away, the property has fantastic access routes into Darwen town centre and is within easy access of the train station and day to day amenities from supermarkets to convenience stores.

OUR THOUGHTS - *'This is right up there with the very best at its price bracket. What more can you want for less than 200K!?'*

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HALLWAY

1.93m (6' 4") x 1.19m (3' 11")

LOUNGE

4.17m (13' 8") x 3.45m (11' 4")

DINING ROOM

2.95m (9' 8") x 2.46m (8' 1")

KITCHEN

2.90m (9' 6") x 2.01m (6' 7")

UTILITY ROOM

1.93m (6' 4") x 1.55m (5' 1")

SNUG

3.89m (12' 9") x 2.21m (7' 3")

BEDROOM ONE

3.40m (11' 2") x 3.35m (11' 0")

EN-SUITE

2.62m (8' 7") x 0.76m (2' 6")

BEDROOM TWO

3.43m (11' 3") x 2.84m (9' 4")

BEDROOM THREE

3.05m (10' 0") x 1.96m (6' 5")

SHOWER ROOM

1.93m (6' 4") x 1.65m (5' 5")

GROUND FLOOR WC

2.34m (7' 8") x 0.94m (3' 1")

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?

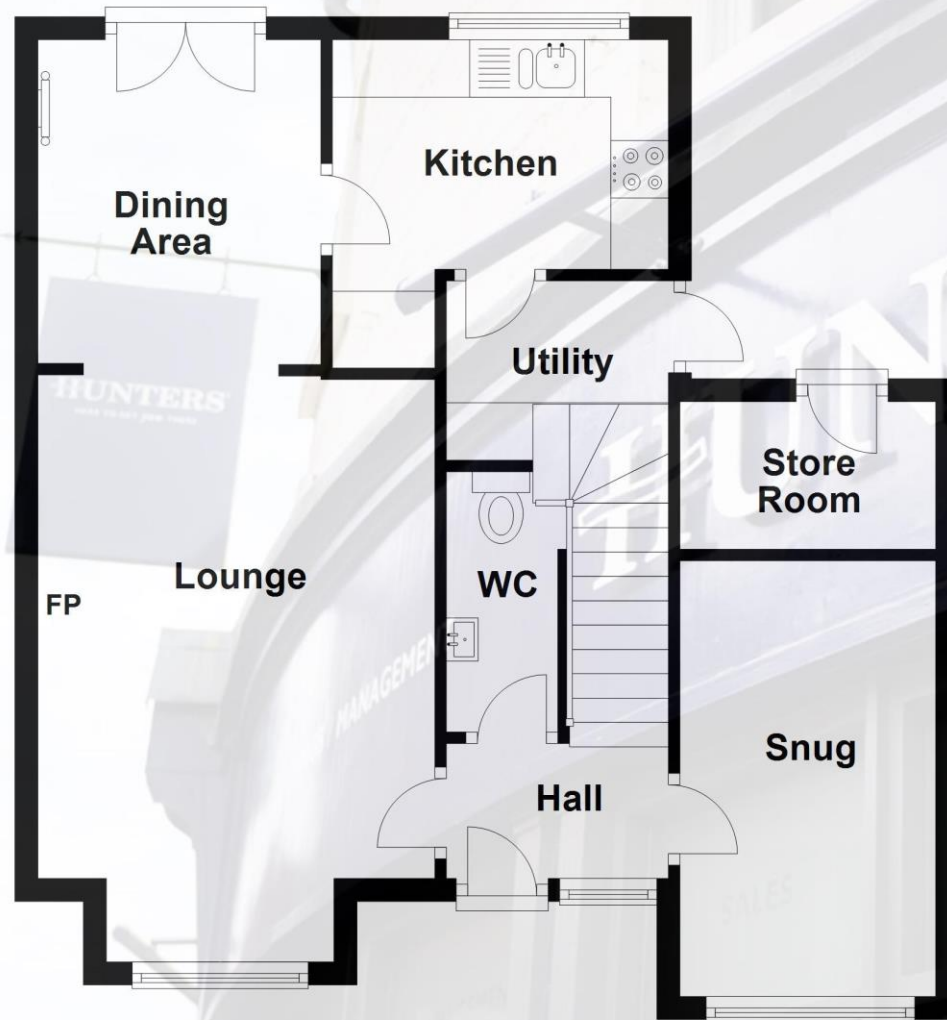
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national 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. 53.5 sq. metres (575.4 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 94.9 sq. metres (1021.5 sq. feet)

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