

## Granville Road, Darwen

- Stunning Semi Detached
- Lush Landscaped Gardens
- Ground Floor Bathroom
- Spacious Integral Garage With Driveway
- Impressive Finish Throughout
- Wonderful Panoramic Views
- Open Plan Dining Kitchen With Utility
- Three Bedrooms & En-Suite
- Bold Venture Location

**£435,000**

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# Granville Road, Darwen

## DESCRIPTION

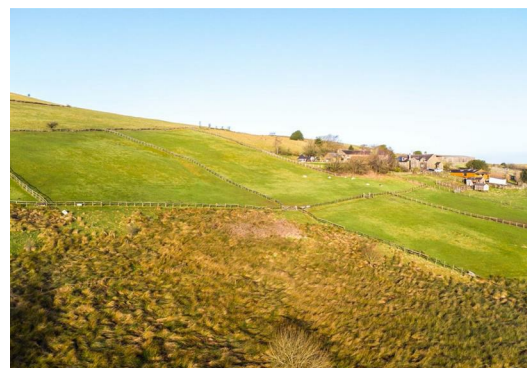
Positioned on one of the best plots in Darwen, this beautiful dormer bungalow is a real treat.

The property comprises of; entrance vestibule, entrance hall, open lounge & dining rooms, spacious dining kitchen, utility, bathroom, ground floor bedroom and conservatory. To the first floor there are two further bedrooms, an en-suite shower room & a separate WC. The house is of a modern design throughout, with oak internal doors and attractive fittings.

The garden space that the property comes with is simply superb. There is a mixture of lawn, flower beds and Indian stone flags. The gardens have panoramic views overlooking lush country fields with a glimpse of Darwen Tower in the back drop. To the front there is a lawn garden alongside a driveway. The driveway leads to an integral garage which also has direct access from the utility.

The house is located in a wonderful position off Granville Road. Bold Venture Park is within walking distance, a lovely spot for walking dogs. Darwen town centre is situated within short proximity where all major transport links can be found such as bus/train stations.

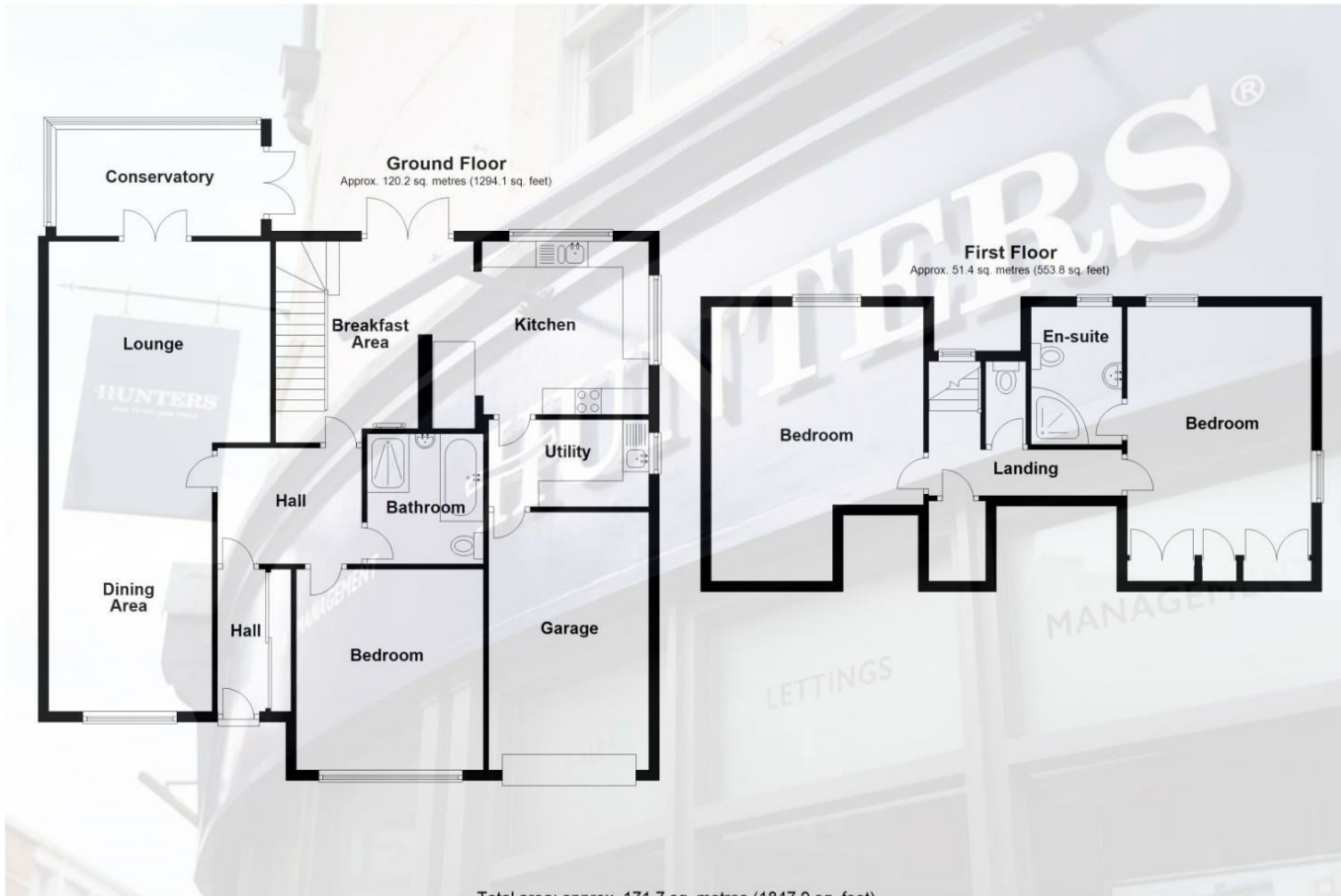
**OUR THOUGHTS** - *'The position alone is worthy of viewing. The views out back are pretty special..'*











Total area: approx. 171.7 sq. metres (1847.9 sq. feet)

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Plan produced using PlanUp.

## Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU  
Tel: 01254 706471 Email: darwen@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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