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# SPRING VALE GARDEN VILLAGE, DARWEN

*Offers Over £265,000*



WOW! This beautiful semi detached home has been renovated & extended to an exemplary standard. If high quality living is your aim & your prefer a larger ground floor space this is absolutely tailor-made for you.

The property comprises; porch, front lounge, open plan dining kitchen, conservatory and a ground floor shower room. From the kitchen there are two sets of bi-folding doors accessing a beautifully landscaped garden. The garden is very private and has a mix of patio & artificial turf. There are a range of external lighting complemented well with the external walls finished in a K rend. To the first floor there is a landing with a bespoke oak staircase giving access to three bedrooms and a three piece bathroom. Two of the bedrooms are doubles with the third used more of a dressing room. To the front of the property there is a double driveway allowing access for parking multiple vehicles. The property also comes with CCTV and a security alarm system.

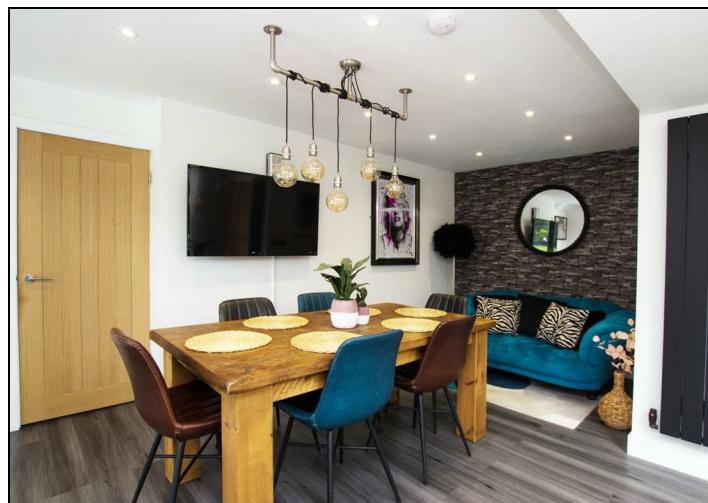
The house is situated in a quiet spot on a well respected cul-de-sac. There are a range of good schools both primary and secondary along with easy access into both Darwen & Bolton.

**OUR THOUGHTS** - *'This is very unique and has to be viewed to full appreciate what it has to offer - wow factor!'*



## KEY FEATURES

- Stunning Extended Semi
- Dining Kitchen With Roof Lantern
- Ground Floor Shower Room
- Lounge & Conservatory
- Three Bedrooms
- Impressive Landscaped Gardens
  - Double Driveway
  - CCTV & Security Alarm
  - Wow Factor Finish







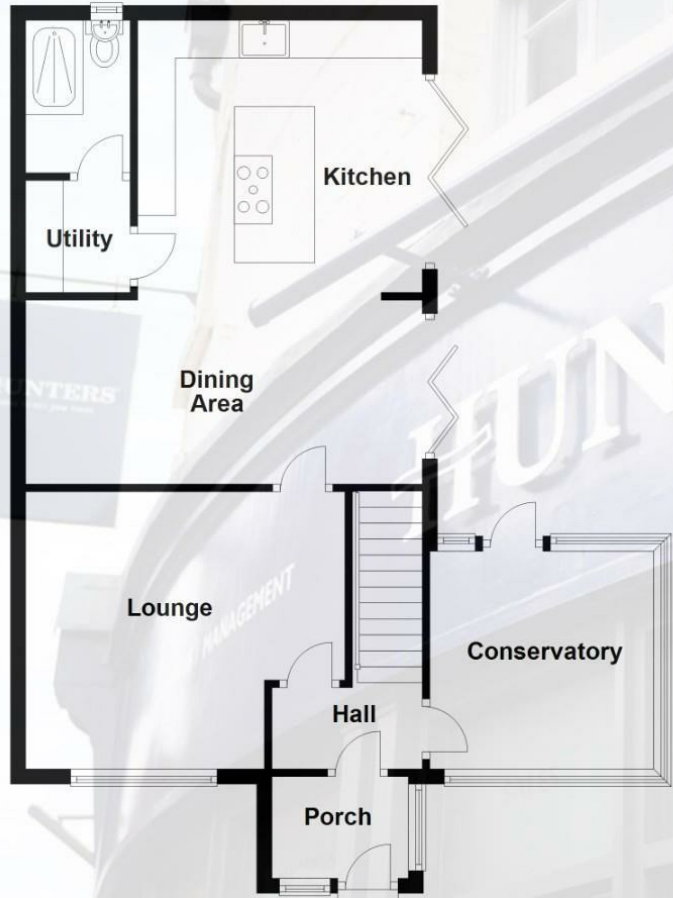






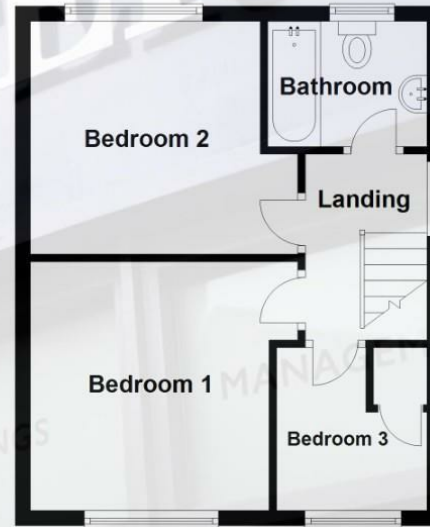
### Ground Floor

Approx. 63.8 sq. metres (687.1 sq. feet)



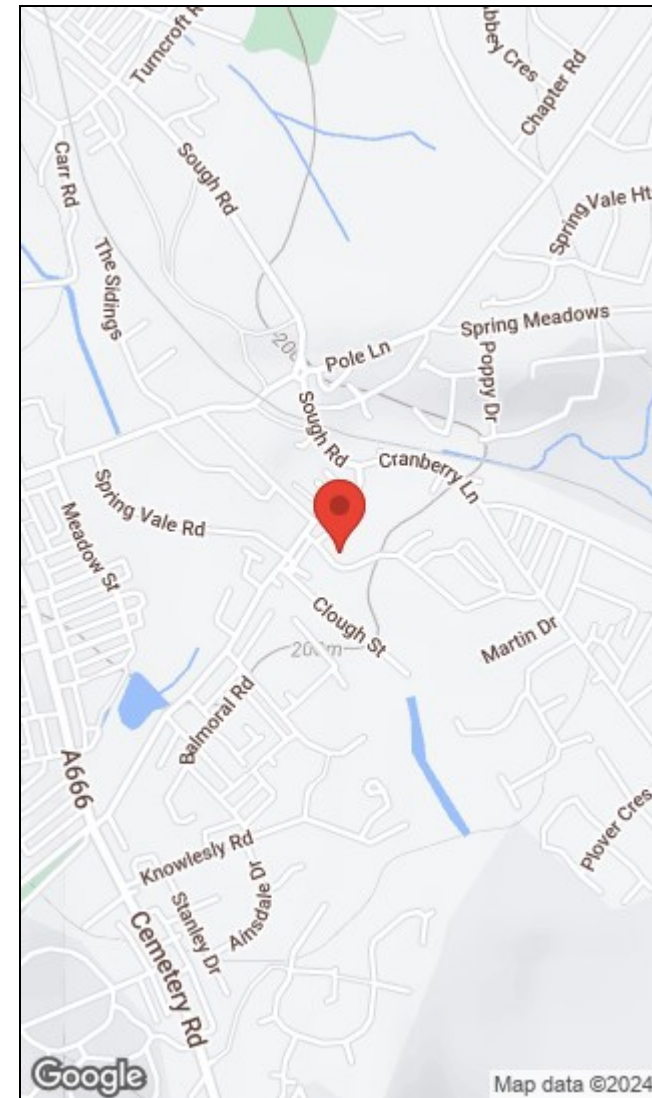
### First Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



Total area: approx. 98.0 sq. metres (1055.3 sq. feet)

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Plan produced using PlanUp.



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