



HUNTERS[®]

HERE TO GET *you* THERE

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'BRIARBANK' ASTLEY BANK, DARWEN

£525,000



Hunters are privileged to bring '**Briarbank**' to the market. A beautiful detached residence situated on an enviable tree lined plot with lush green views out of each window, making this such a scenic home 365 days of the year.

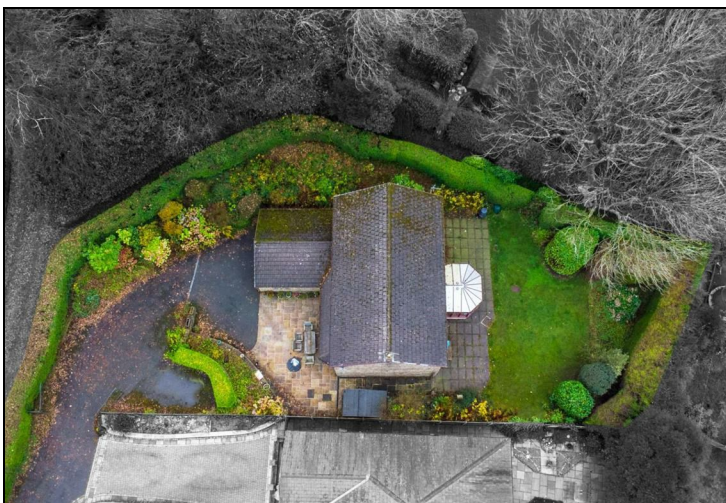
The property comprises; entrance hall, ground floor WC, spacious lounge, dining room, conservatory and dining kitchen. From the hall there is access to a single storey garage which we feel is crying out to convert for further living space. To the first floor there is a grand galleried landing giving access to four bedrooms, a four piece bathroom and master en-suite shower room. Three of the four bedrooms benefit from fitted wardrobes. Internally the house is great as is, but does also offer potential for buyers to modernise & extend (subject to relevant planning permission). The property has some incredible garden space, with a private lawn to the rear along with a landscaped front, lined with colourful shrubs and flower beds. There is also ample parking to accommodate numerous vehicles through its private double gated entrance.

The house is located in Astley Bank, a desirable area with fantastic access to a range of amenities such as; parks, schools and convenience stores. There is easy access to both Darwen & Bolton town centres, however the location offers privacy and seclusion for those that might like a semi rural style setting.

OUR THOUGHTS - *'Houses of this calibre rarely come available for sale'*

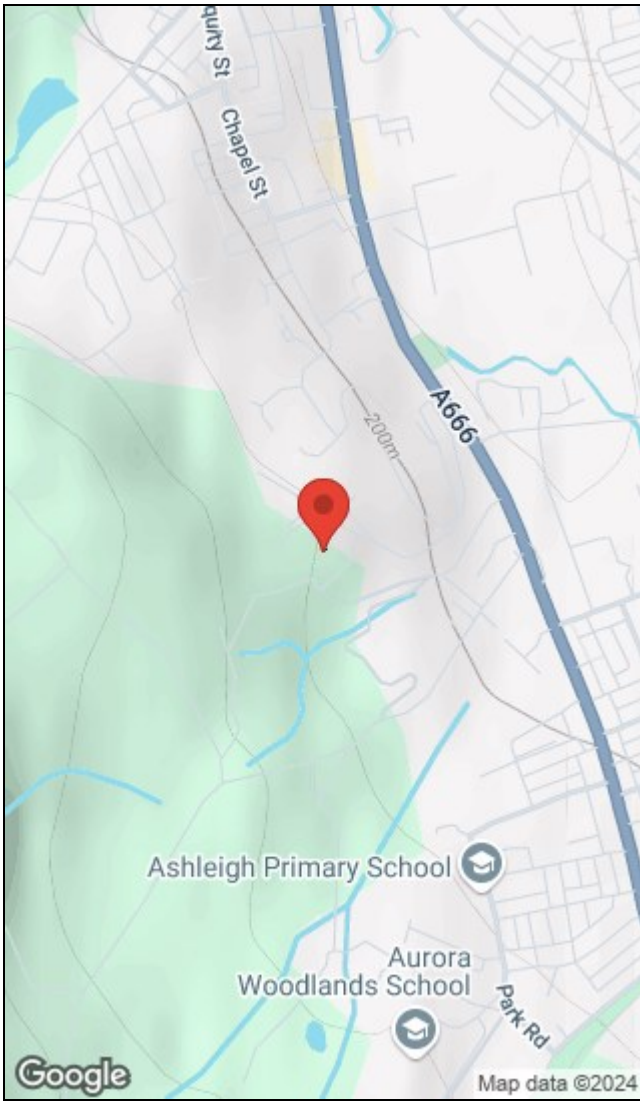
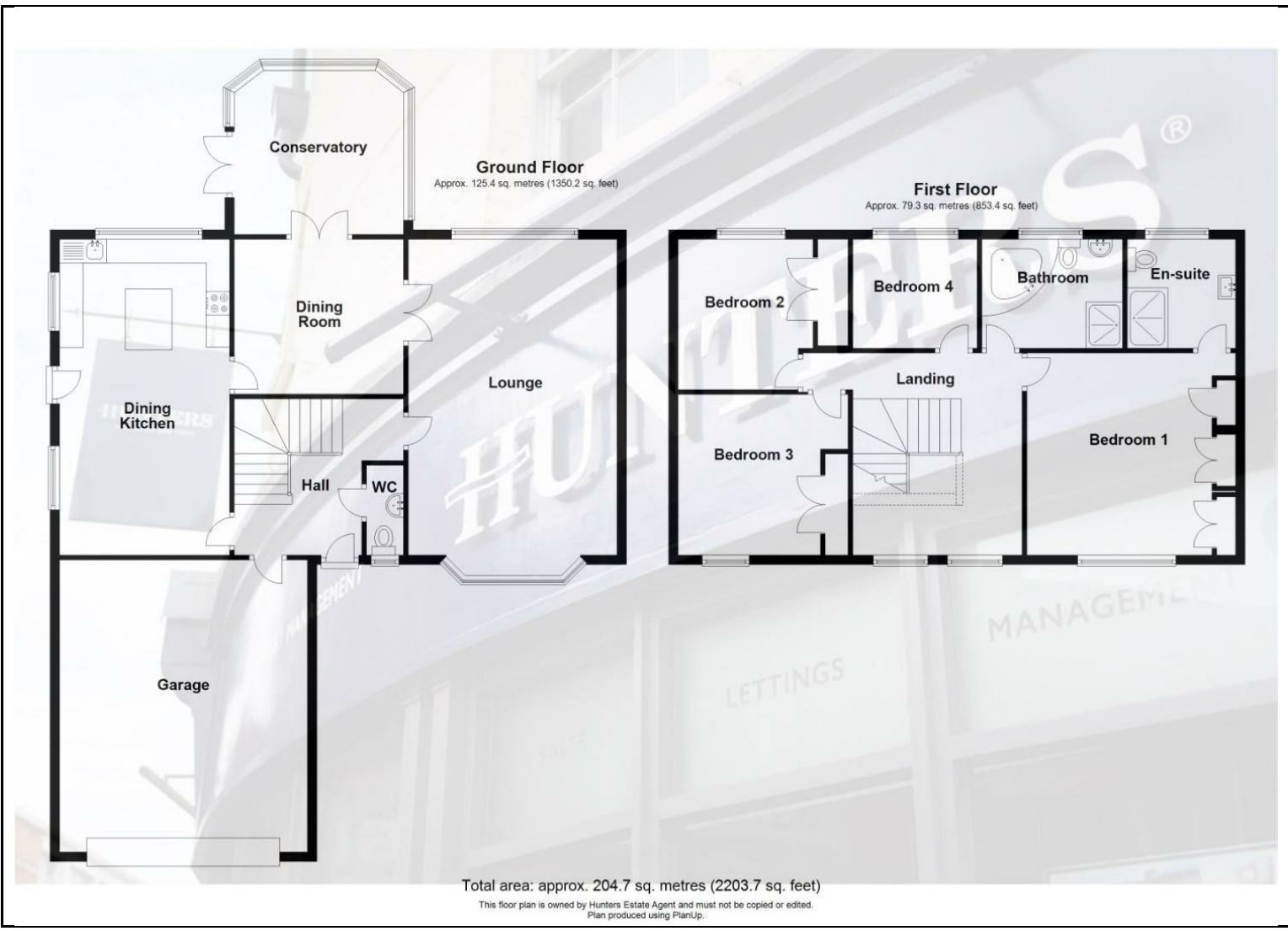
KEY FEATURES

- Stunning Detached Home
- Set On a Beautiful Tree Lined Plot
- 4 Bedrooms / 2 Bathrooms & WC
 - 2205 Sq Ft
- Surrounding Garden Space With Private Gates
 - Double Attached Garage
 - Scope To Extend / Develop
 - Sough After Location









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
62	79		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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