

Claves.



## Eccles Mews

Darwen, BB3 3SU

**£260,000**



Situated on a spacious end plot with south-facing garden and rural views on the outskirts of Darwen, this snag-free, new-build detached home with over £10,000 of additional upgrades is a fantastic choice for first-time buyers, families, and older people looking downsize. It is particularly attractive for those who want a turnkey property where you can simply move in, unpack and enjoy, with extra peace of mind and the added benefit of an NHBC warranty.

The accommodation includes a welcoming entrance hall, a convenient downstairs WC, a spacious lounge, a modern open plan kitchen-diner with integrated appliances, three well-proportioned bedrooms with an en-suite to the master, and a family bathroom. Externally there is a private drive and front lawn, and a large, landscaped garden to the rear which is well-suited for modern family life.



## Living Space

The entrance hall welcomes you inside, where a tiled floor contributes to the stylish finish while adding practicality for everyday life, not dissimilar to the downstairs WC which is located at the end of the hall beneath the stairs. The tiled floor continues in the WC, with a contemporary toilet and wash basin finished with tiled surrounds.

Stroll through to the lounge where a bay window adds character while pouring in plenty of natural light. It is a spacious room with neutral modern decor, serving as a convenient blank canvas to suit all furniture options and styles.

To the rear is a modern open-plan kitchen and dining area, featuring integrated appliances and French doors that open out onto the garden, creating a seamless indoor-outdoor living experience ideal for entertaining and family life. Grey shaker style cabinetry complements the light grey worktop and tiled floor. Appliances include the matt anthracite black sink with drainer and matching tap, electric double oven, four-ring gas hob with extractor hood, and fridge-freezer. There is also plumbing for the washing machine, and an allocated space with plumbing for a dishwasher to be installed if desired.

## Bedrooms & Bathrooms

To the first floor, there are three well-proportioned bedrooms, including a master bedroom with built-in double wardrobes and a contemporary en-suite shower room, along with a modern family bathroom. The family bathroom includes a three-piece suite comprising a bath with dual shower head and feature tiled surrounds, wash basin and WC.

## Outside Space

Externally, the property enjoys both a beautifully and practically landscaped south-facing garden, featuring an extended patio area, shed, double-sided feather-boarded fencing, outdoor taps, and outdoor electric sockets – perfect for alfresco dining, relaxing or entertaining. To the front, there is a driveway providing off-road parking for two cars and an EV charging point.

## Location

Eccles Mews is located in the increasingly popular Lancashire market town of Darwen, close to local schools, amenities, countryside, and transport links. Darwen town centre offers a range of shops, cafés, restaurants, and leisure facilities, with surrounding countryside providing plenty of outdoor recreation options. The area is well served by primary and secondary schools, with further education available at nearby colleges and universities within commuting distance.

The M65 motorway is approximately 10 minutes away, providing regional and national road links. The A666 offers direct access to Blackburn, Bolton, and Salford/Manchester, while Manchester Airport is approximately 40 minutes away via the A666 and M60. Liverpool John Lennon Airport can be reached in around one hour too.

Public transport links are strong, with regular bus services to Blackburn, Bolton, Clitheroe, and surrounding areas. Darwen train station offers frequent services between Clitheroe and Manchester via Bolton, connecting to the wider national rail network.

## Key Details

Tax band: C

Tenure: Freehold

Maintenance charge: £154.81 per annum

Heating: Gas central heating HIVE controls

Boiler: Worcester combi, located in the kitchen

Loft: Boarded and insulated with a lifetime warranty, plus a ladder and lighting

Water: On a meter

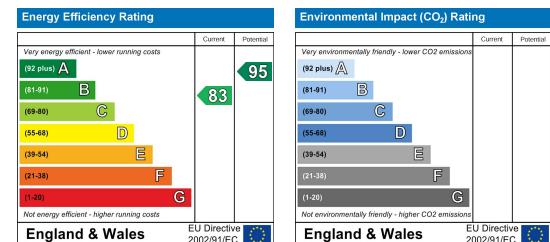
## Area Map



## Floor Plans



## Energy Efficiency Graph



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