



12 Begonia View

Darwen, Darwen, BB3 0TD

£165,000



A Modern Built Three Bedroom Semi-Detached House with Gardens and Driveway, Ideally situated close to the Motorway links, schools and amenities. The layout comprises: Entrance, Two Piece Cloakroom, Lounge with staircase to the first floor, Dining Kitchen and Conservatory. Three Bedrooms all the fitted wardrobes and Three Piece Family Bathroom. Warmed by Gas Central Heating and uPVC Double Glazing. Lawn front garden with Driveway and Enclosed Decked Rear garden. NO Chain and priced to attract early interest.



Entrance Hallway

Main Front Door. Central Heating Radiator and uPVC Double glazed window.

Cloakroom

UPVC Double Glazed Window and Central Heating Radiator. Two Piece Suite comprising of Wash Basin and WC.

Lounge 15'13 x 14'32 x 11'73 (4.57m x 4.27m x 3.35m)

UPVC Double Glazed Window and Central Heating Radiator. Staircase to the First Floor . Laminate Floor. Fire Surround wit Fitted Gas Fire.

Dining Kitchen 14'50 x 8'32 (4.27m x 2.44m)

UPVC Double Glazed Window and Central Heating Radiator. UPVC Patio Doors to the Conservatory. Wall and Base Units with Work Surfaces and Tile Surrounds. Gas Hob, Electric Oven and Filter Hood.

Conservatory 12'97 x 13'02 (3.66m x 4.01m)

UPVC Double Glazed Window and UPVC Patio Doors to the Rear Decked Garden. Laminate Floor.

First Floor

Landing

UPVC Double Glazed Window. Spindle Ballustrade.

Bedroom One 8'33 x 13'37 (2.44m x 3.96m)

UPVC Double Glazed Window and Central Heating Radiator. Fitted Wardrobes.

Bedroom Two 10'73 x 8'13 (3.05m x 2.44m)

UPVC Double Glazed Window and Central Heating Radiator. Fitted Wardrobes.

Bedroom Three 10'11 x 7'21 x 5'97 (3.33m x 2.13m x 1.52m)

UPVC Double Glazed Window and Central Heating Radiator. Fitted Wardrobes.

Bathroom

UPVC Double Glazed Window and Central Heating Radiator. Three Piece Suite comprising of Panelled Bath with Shower, Wash Basin and WC.

External

Lawned front garden with driveway. Enclosed rear Decked garden.

Disclaimer 1

Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2

All fixtures and fittings in the property are excluded unless otherwise stated.

Disclaimer 3

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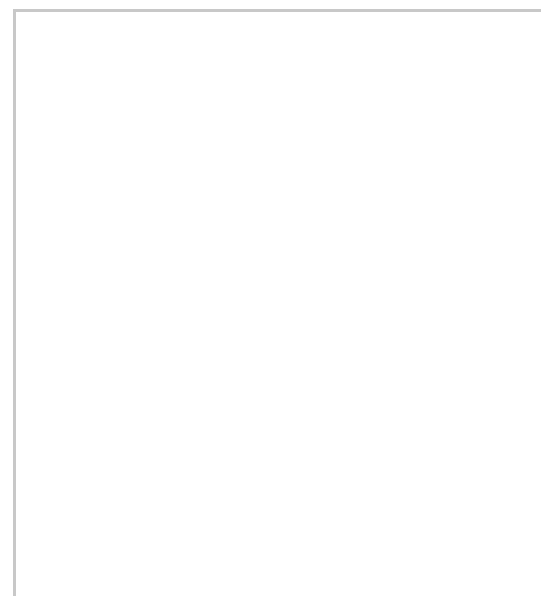
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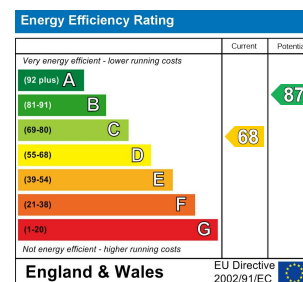
Area Map



Floor Plans



Energy Efficiency Graph



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