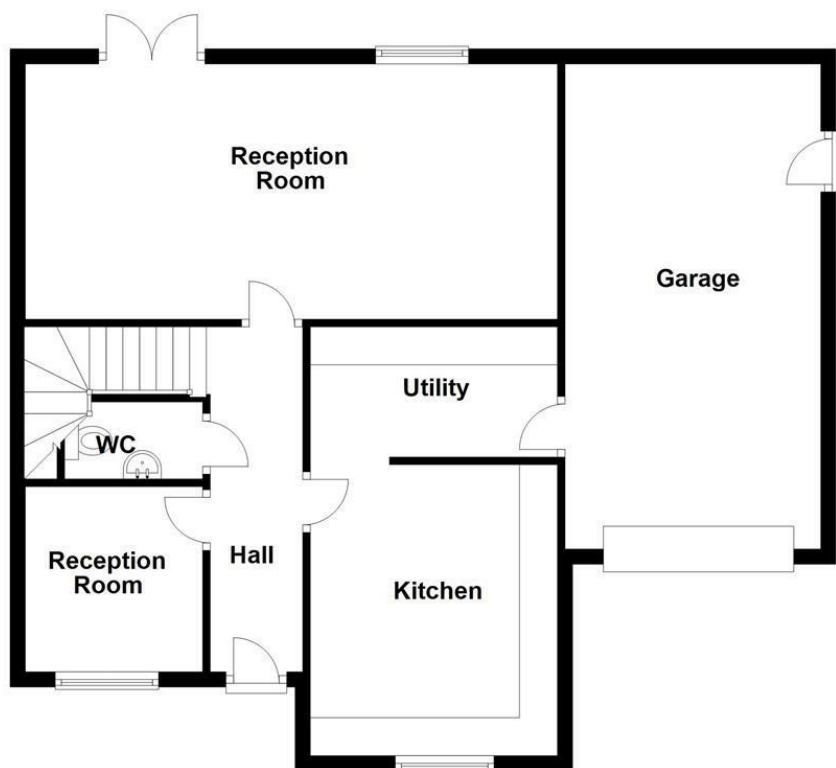
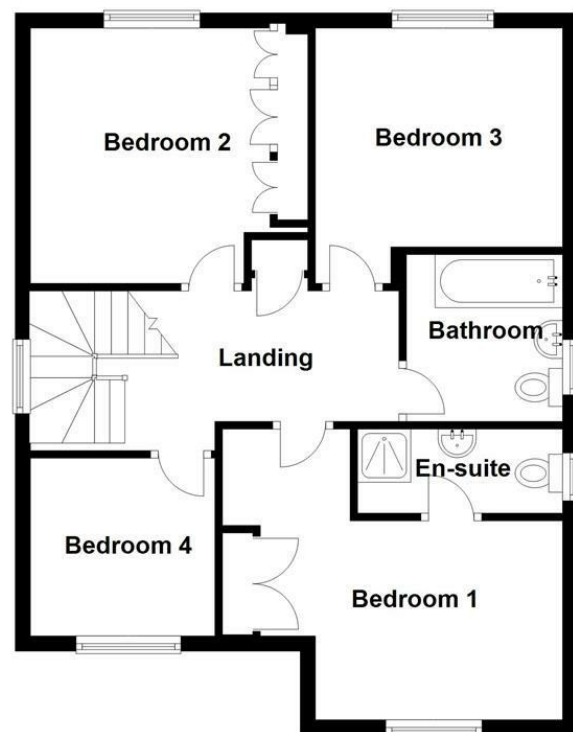


Ground Floor
Approx. 882.2 sq. feet



First Floor
Approx. 649.3 sq. feet



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Manor Terrace, Spring Meadows, Darwen, BB3 3FX

Offers Over £360,000

STUNNING NEW BUILD HOME, TURN KEY PROPERTY

Welcome to this stunning modern new build property located in the picturesque Spring Meadows, Darwen. This detached house boasts two reception rooms, four bedrooms, and two bathrooms, making it the perfect family home.

Step inside to discover a beautifully designed interior with high spec appliances, fixtures, and fittings seamlessly integrated throughout. The spacious rooms offer ample space for comfortable living, ideal for families looking to settle down in style.

One of the highlights of this property is the large garden space, providing a perfect outdoor retreat for relaxation or entertaining guests. Additionally, the front drive offers convenient parking for multiple cars, ensuring you never have to worry about finding a spot.

Located in a desirable area, this property offers easy access to local amenities, making daily errands a breeze. Don't miss out on the opportunity to make this house your home and enjoy the best of modern living in a charming setting.

For further information please contact our Accrington office for further information at your convenience.

Manor Terrace, Spring Meadows, Darwen, BB3 3FX

Offers Over £360,000



- Beautifully Presented Detached Property
- Modern Fitted Kitchen And Utility Room
- Off Road Parking and Garage
- EPC Rating B
- Four Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden
- Council Tax Band E

Ground Floor

Hallway

14'11 x 4' (4.55m x 1.22m)

Composite entrance door, central heating radiator, fire alarm, laminate floor, doors to kitchen, two reception rooms, WC and stairs to first floor.

Reception Room One

23' x 11 (7.01m x 3.35m)

UPVC double glazed window, two central heating radiators and double glazed French doors to rear.

Reception Room Two

8' x 7'11 (2.44m x 2.41m)

UPVC double glazed window and central heating radiator.

Kitchen

12'7 x 10'8 (3.84m x 3.25m)

UPVC double glazed window, central heating radiator, high gloss wall and base units with LED spotlights, laminate worktops, Zanussi double oven in high rise unit, Zanussi four ring induction hob, extractor hood, glass and tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer and dishwasher, fire alarm, LED spotlights, tiled floor and open to utility room.

Utility Room

10'8 x 5'8 (3.25m x 1.73m)

High gloss wall and base units with LED spotlights, laminate worktops, plumbed for washing machine, tiled floor and door to garage.

WC

6'6 x 3'4 (1.98m x 1.02m)

Central heating radiator, dual flush WC, pedestal wash basin and partial tiled elevation.

First Floor

Landing

16'1 x 7'6 (4.90m x 2.29m)

UPVC double glazed window, central heating boiler, boiler cupboard, loft access, door to four bedrooms and bathroom.

Bedroom One

12' x 8'9 (3.66m x 2.67m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

8'10 x 3'10 (2.69m x 1.17m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, shower enclosure with direct feed shower, LED spotlights, tiled elevations and tiled floor.

Bedroom Two

10'7 x 10' (3.23m x 3.05m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

10'9 x 8'7 (3.28m x 2.62m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'11 x 8' (2.72m x 2.44m)

UPVC double glazed window and central heating radiator.

Bathroom

7'3 x 6'9 (2.21m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panel bath with direct feed shower over, partial tiled elevations and tiled floor.

External

Front

Laid to lawn, paved walkway, stone chip bed and tarmac drive.

Rear

Laid to lawn enclosed garden, paved patio, outside tap and paved seating area.

