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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	85

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.

## Aintree Drive, Lower Darwen, BB3 0QW

### £189,950

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, enviable gardens and an impressive ground floor extension, this enviable three/four bedroom semi detached property is being proudly welcomed to the market in the sought after location of Lower Darwen on a popular estate. Benefitting from ample off road parking, two bathrooms and added garden room the rear, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Darwen, Preston and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a fantastic study space/fourth bedroom and contemporary fitted kitchen diner. The kitchen diner leads on to a garden room/dining room. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom leads on to an en suite shower room. Externally, there is an enclosed garden to the rear with decking and artificial lawn. To the front there is a generously sized laid to lawn garden with off road parking for up to three cars.

For further information or to arrange a viewing please contact our Blackburn team at your earliest convenience.

# Aintree Drive, Lower Darwen, BB3 0QW

£189,950



- Envious Semi Detached Property
- Beautifully Maintained
- Off Road Parking
- EPC Rating C
- Three/Four Bedrooms
- Two Bathrooms
- Freehold
- Impressive Ground Floor Extension
- Perfect Family Home
- Council Tax Band C

## Ground Floor

### Entrance

Composite double glazed frosted door to the hallway.

### Hallway

5'4 x 3'7 (1.63m x 1.09m)

Central heating radiator, smoke alarm, wood effect laminate flooring, door to the reception room and staircase to the first floor.

### Reception Room

14'3 x 11'10 (4.34m x 3.61m)

UPVC double glazed bay window, central heating radiator, coving, gas fire, television point, under stairs storage cupboard, wood effect laminate flooring doors to the kitchen and bedroom four/office.

### Bedroom Four/Office

13'10 x 8'7 (4.22m x 2.62m)

UPVC double glazed window, central heating radiator, television point and door to the utility room/WC.

### Utility Room/WC

8'7 x 8'7 (2.62m x 2.62m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, plumbing for washing machine and dryer, Worcester boiler, granite effect work surface, integrated wall units, tiled elevations and slate effect vinyl flooring.

### Kitchen

15'1 x 8'9 (4.60m x 2.67m)

UPVC double glazed window, central heating radiator, a range of black and white high glossed wall and base units, granite effect surface, tiled splash backs, stainless one and half sink and drainer with high spout springs mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer and dishwasher, integrated breakfast bar, tiled flooring and UPVC double glazed French doors to the dining room/garden room.

### Dining Room/Garden Room

14'5 x 10'2 (4.39m x 3.10m)

UPVC double glazed window, Velux window, central heating radiator, spotlights, wood effect laminate flooring and UPVC double glazed patio doors to the rear.

## First Floor

### Landing

8'7 x 6'1 (2.62m x 1.85m)

Smoke alarm, storage cupboard, doors to three bedrooms and family bathroom.

### Bedroom One

11'8 x 8'6 (3.56m x 2.59m)

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

### En Suite

7 x 2'9 (2.13m x 0.84m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, direct feed shower enclosure, tiled elevations, extractor fan and lino flooring.

### Bedroom Two

8'8 x 8'5 (2.64m x 2.57m)

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

### Bedroom Three

9'5 x 6'4 (2.87m x 1.93m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'1 x 5'5 (1.85m x 1.65m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, P shaped panelled bath with direct feed rainfall shower, rinse head and mixer tap, tiled elevations, extractor fan and slate effect vinyl flooring.

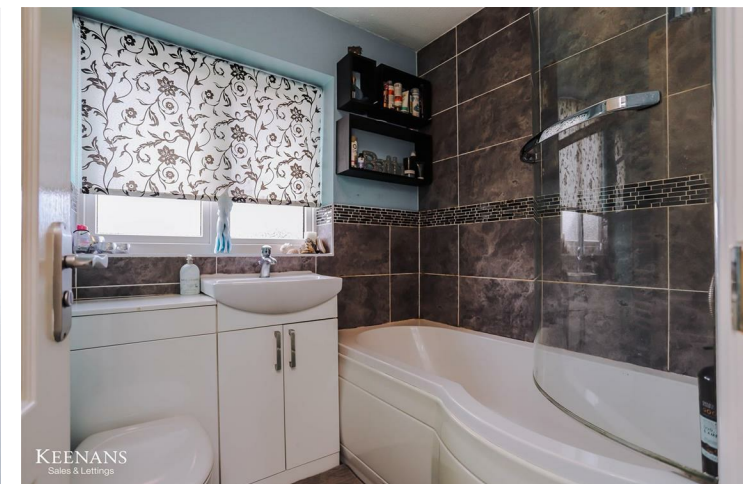
### External

#### Rear

Enclosed garden with decking and artificial lawn.

#### Front

Laid to lawn garden with driveway for multiple vehicles.



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