



Total area: approx. 202.5 sq. metres (2179.3 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			
(81-91) B			79
(69-80) C			
(55-68) D		55	
(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.

## Tockholes Road, Darwen, BB3 1JY

### Offers Over £420,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout and offering an abundance of indoor and outdoor space, this impressive five bedroom detached property is being proudly welcomed to the market in the sought after location of Darwen. With breathtaking views, stylish interior and modern fixtures and fittings, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Bolton and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and stylish property ready for any growing family to make their own!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner, shower room, integral garage and staircase to the lower ground floor. The kitchen diner boasts modern wall and base units, high quality integrated appliances and leads on to the reception room. The lower ground floor comprises of doors on to four generously sized bedrooms, fifth bedroom/second reception room, utility room and family bathroom. Both the second and third bedrooms benefit from fantastic walk in wardrobe space. The utility room leads out to the front whilst the fifth bedroom/second reception room leads on to the rear. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding, pond and mature shrubs. To the front there is a garden with bedding and paved areas, off road parking for multiple vehicles and access to the garage.

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



# Tockholes Road, Darwen, BB3 1JY

## Offers Over £420,000

 **5**
 **2**
 **1**
 **D**

- Tenure Freehold
- Council Tax Band F
- EPC Rating D
- Off Road Parking With Space For Numerous Vehicles And Leading To An Integral Garage
- Spacious Detached Property
- Open Plan Contemporary Kitchen/Dining Space
- Ideal Family Home With Viewing Essential
- Stunning Views And Countryside Walks Nearby
- Envious Laid To Lawn Gardens To The Front And Rear Of Property
- Easy Access To Major Commuter Routes



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