



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Bluebell Terrace, Darwen, BB3 3SR

### Offers Over £200,000

#### AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish interiors, this idyllic three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Darwen on a sought after, newly developed estate. With an abundance of indoor and outdoor space, double driveway, two bathrooms and an open plan kitchen diner, this impressive 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, Preston and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC and houses a staircase to the first floor. The reception room guides you through to a contemporary fitted kitchen diner which boasts modern wall and base units and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn and paved areas. To the front there is a block paved double driveway.

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



# Bluebell Terrace, Darwen, BB3 3SR

## Offers Over £200,000

 3  2  1  B

- Immaculate Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Hall

9'2 x 7'8 (2.79m x 2.34m)

Composite double glazed frosted front door, central heating radiator, smoke detector, wood effect lino flooring, doors leading to reception room, WC and stairs to first floor.

#### WC

5'6 x 3'0 (1.68m x 0.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with traditional taps and wood effect lino flooring.

#### Reception Room

14'3 x 12'2 (4.34m x 3.71m )

UPVC double glazed window, central heating radiator, television point, understairs storage and door to kitchen/dining area.

#### Kitchen/Dining Area

15'4 x 8'9 (4.67m x 2.67m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, spotlights, smoke detector, wood effect lino flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

9'6 x 5'11 (2.90m x 1.80m)

Loft access, smoke detector, storage cupboard, doors leading to three bedrooms and bathroom.

#### Bedroom One

12'0 x 9'6 (3.66m x 2.90m)

UPVC double glazed window, central heating radiator, over stairs storage and door to en suite.

#### En Suite

6'0 x 5'3 (1.83m x 1.60m)

UPVC double glazed frosted window, heated towel rail, wall mounted wash basin with mixer tap, direct feed shower enclosed, dual flush WC, tiled elevations, extractor fan and wood effect lino flooring.

#### Bedroom Two

8'11 x 7'6 (2.72m x 2.29m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'6 x 5'7 (2.29m x 1.70m )

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, tiled elevations spotlights, extractor fan and wood effect lino flooring.



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